

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-5
जनपद Gautam Buddha Nagar आवेदन आई0डी0 नं0 ID1254803 के, पंजीयन के संबंध में।

महोदय,

उपरोक्त विषयक आवेदन के क्रम में अपने पत्र संख्या
2510243/यू0पी0-रेरा/परि0पंजी0/2024-25 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'

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

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

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

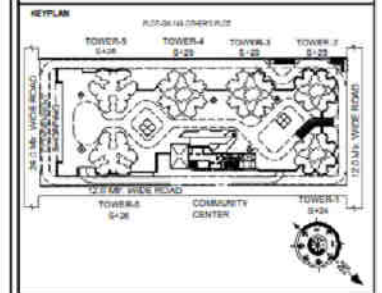
LAL SINGH
Digitally signed by LAL SINGH
Date: 2024.08.09 16:45:21 +05'30'

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

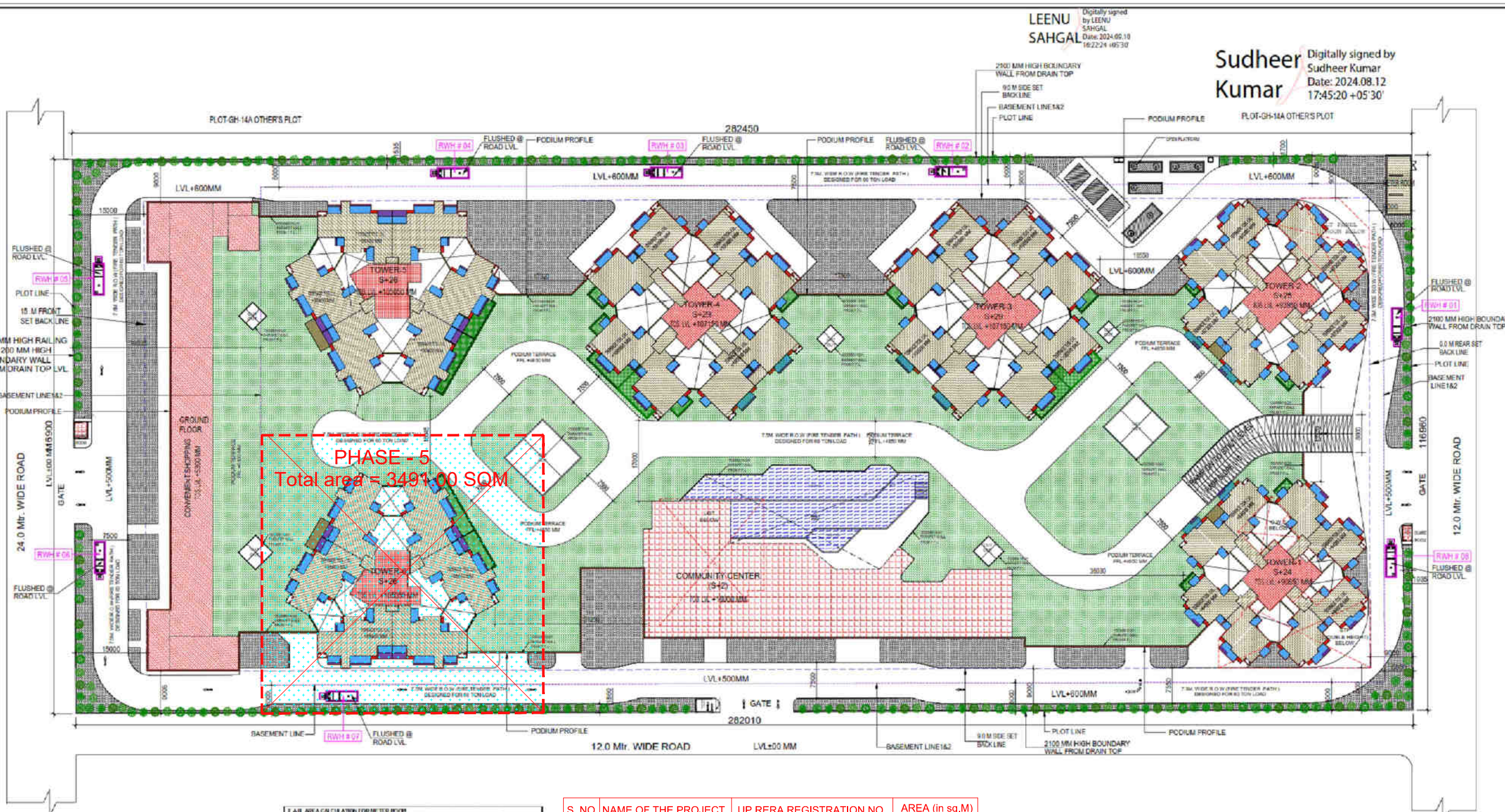
DRAWING TITLE: TERRACE LVL. SITE PLAN

SITE PLAN

ARCHITECTS: Confluence
NEW DELHI, INDIA

F-1, FIRST FLOOR, URA COMPOSITE BUREAU, GROUND FLOOR, NEW DELHI 110006
Ph: +91-11-26222884 | Email: info@confluence.com | Member of IACI
Ph: +91-11-49844768 | Email: info@confluence.com | Member of IACI
Architecture | urban design | Hospitality | Interiors

DRAWING NO. S-02 | REVISION



PHASE - 5
Total area = 3491.00 SQM

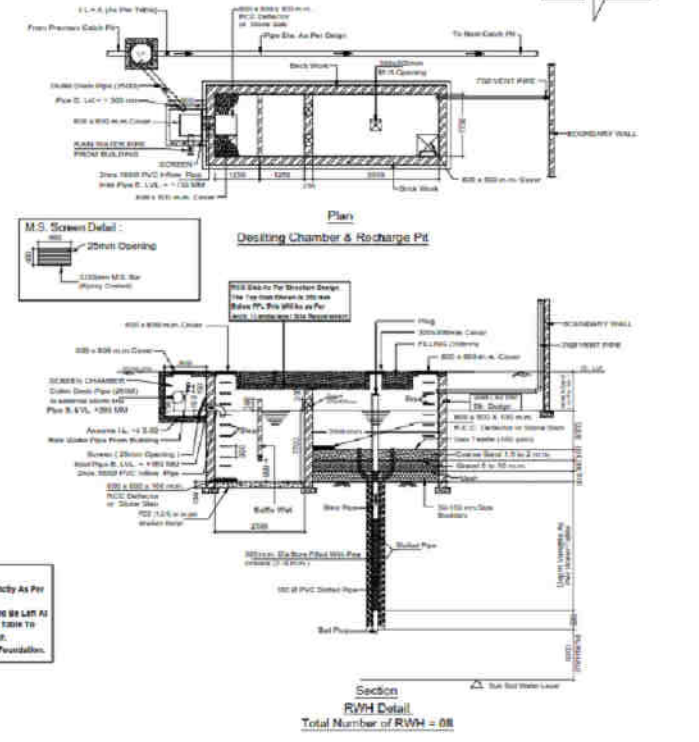
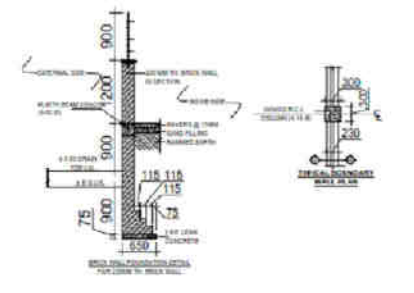
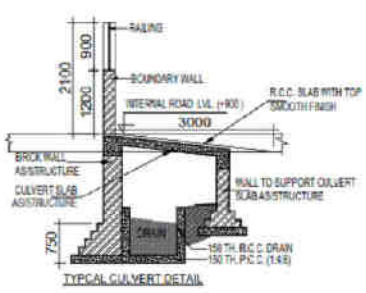
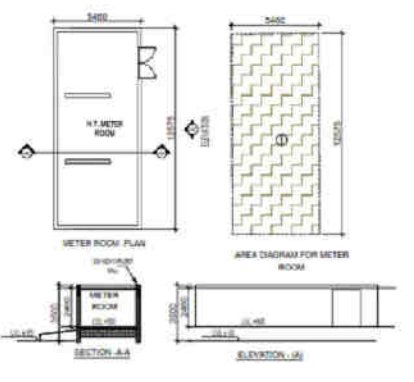
S.NO	PARTICULARS	AREA (SQM)
1	TOTAL F.A.R. AREA	68.88

S.NO	PARTICULARS	AREA (SQM)
1	TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R.	29.88

S. NO.	NAME OF THE PROJECT	UP RERA REGISTRATION NO.	AREA (in sq.M)
1	PHASE - 5	Applied for Registration	3491.00



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	DESCRIPTION
	DRYINUS VARGATA	MOHAR	10	DECIDUOUS TREE
	TRISTATA PERUVIANA	VALE	3	EVERGREEN TREE
	CALLISTEMON	BOTTLE BRUSH	3	EVERGREEN TREE
	ALPHACORON MARIANUM	COMPOUS	3	EVERGREEN TREE
	PLUMERIA ALBA	CHAMP	3	EVERGREEN TREE
	TOTAL TREE		26	



Deslitting Chamber Size: (L) = 2500 mm, (W) = 1700 mm, Depth (D) = 700 mm

Recharge Pit Size: (L) = 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/Specification Design & Detail.
2. The Side and Top 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.

Section
RW/1 Detail
Total Number of RW/1 = 08

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

VISHAL SHARMA Digitally signed by VISHAL SHARMA Date: 2024.07.26 16:28:31 +05'30'

TOWN PLANNER SIGN

Amrita Shrivastava Digitally signed by Amrita Shrivastava Date: 2024.07.27 10:11:53 +05'30'

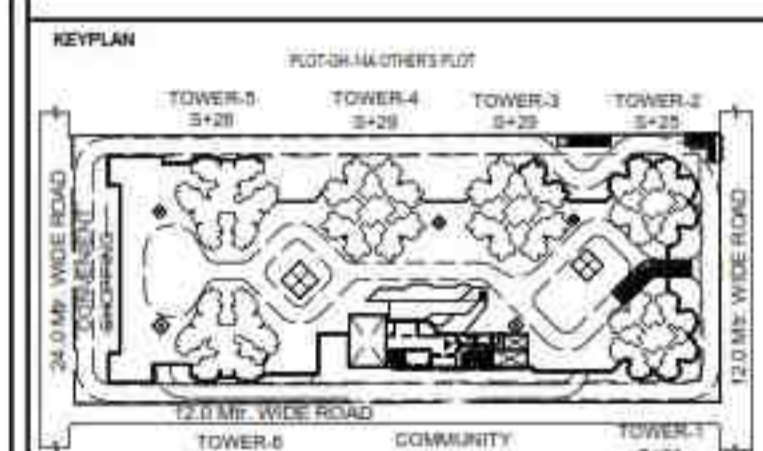
Amit Varma Digitally signed by Amit Varma Date: 2024.07.30 07:56:11 +05'30'

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

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

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

OWNER Kvir TOWERS PVT. LTD.



PROJECT PROPOSED GROUP HOUSING PRG PLEIADERS 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 AREA STATEMENT

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

PH: +91-11-26025864, +91-11-40664768 ARCHITECTURE urban design hospitality interior

Main project data table with columns for Tower 1-6, Meter Room, Guard Room, Community Center, Convenience Shopping, Stilt Area, Podium, Total Ground Coverage, Total F.A.R., Total 15% Services F.A.R., Total Non F.A.R., Grand Total, and No. of Units.

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/Commercial, Balance F.A.R. Area, Permissible 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, 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, and 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, and No. of Units.

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, and Total Built-Up Area for Fee Calculation.

PARKING AREA CALCULATION table with columns for No. of Parking Required, Residential Required Parking, Total Parking Required (X), Convenient Shopping Required Parking, Total Parking Required (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, and Total Parking Proposed.

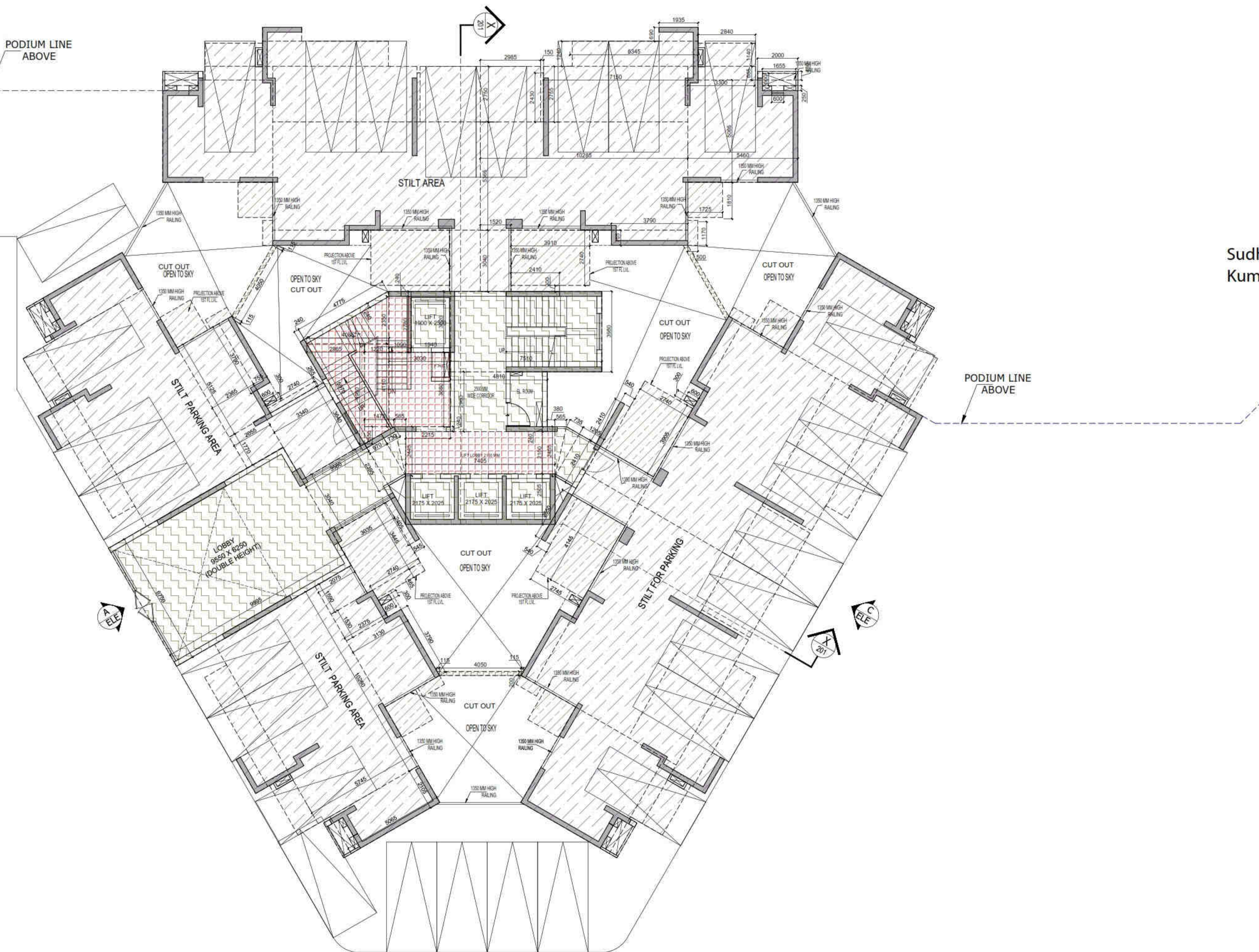
LANDSCAPE AREA CALCULATION table with columns for Plot Area, Proposed Ground Coverage, Open Area, Minimum Landscape Area Required, Proposed Landscape Area, Nos. of Trees Required, and Nos. of Trees Provided.

AREA STATEMENT FOR 15% FAR AREA table with columns for Plot Area, Permissible F.A.R., Permissible 15% F.A.R. Area, and Proposed 15% F.A.R. Area.

NON F.A.R. BALCONY AREA table with columns for Tower 1-6, Non F.A.R. Balcony, and Total Non F.A.R. (SqM).

STILT NON F.A.R. AREA (FOR PARKING) table with columns for Ground - Stilt Floor (F.A.R.), 1st Floor Area, 2nd Floor Area, 3rd Floor Area, 4th Floor Area, 5th Floor Area, 6th Floor Area, 7th Floor Area, 8th Floor Area, 9th Floor Area, 10th Floor Area, 11th Floor Area, 12th Floor Area, 13th Floor Area, 14th Floor Area, 15th Floor Area, 16th Floor Area (Refuge Floor), 17th Floor Area (Refuge Floor), 18th Floor Area, 19th Floor Area, 20th Floor Area, 21st Floor Area, 22nd Floor Area, 23rd Floor Area, 24th Floor Area, 25th Floor Area (Refuge Floor), 26th Floor Area (Refuge Floor), 27th Floor Area (Refuge Floor), 28th Floor Area, Terrace Floor, and Mummy & Machine Room & O.J. Tank.

TOWER HEIGHT (M) TOTAL 2930.905 3054.504 3751.162 3751.162 4042.748 4042.748 21573.290



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'

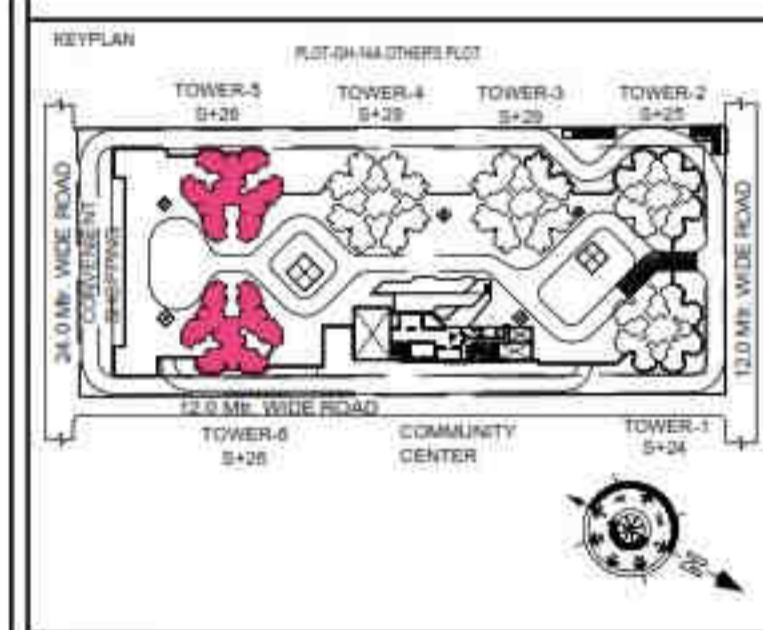
LAL SINGH
 Digitally signed by LAL SINGH
 Date: 2024.08.10 12:53:10 +05'30'

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

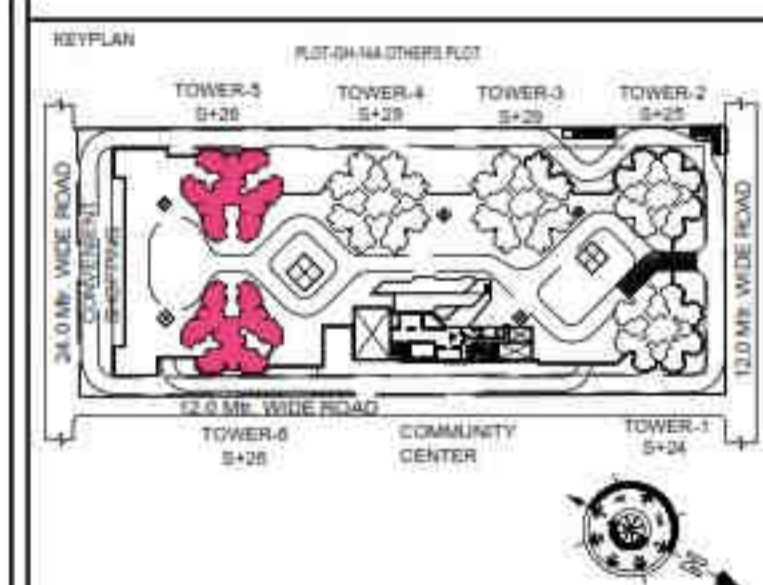
DRAWING NO. **S-42** REVISION

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

DRAWING TITLE: FIRST FLOOR / PODIUM LVL. PLAN

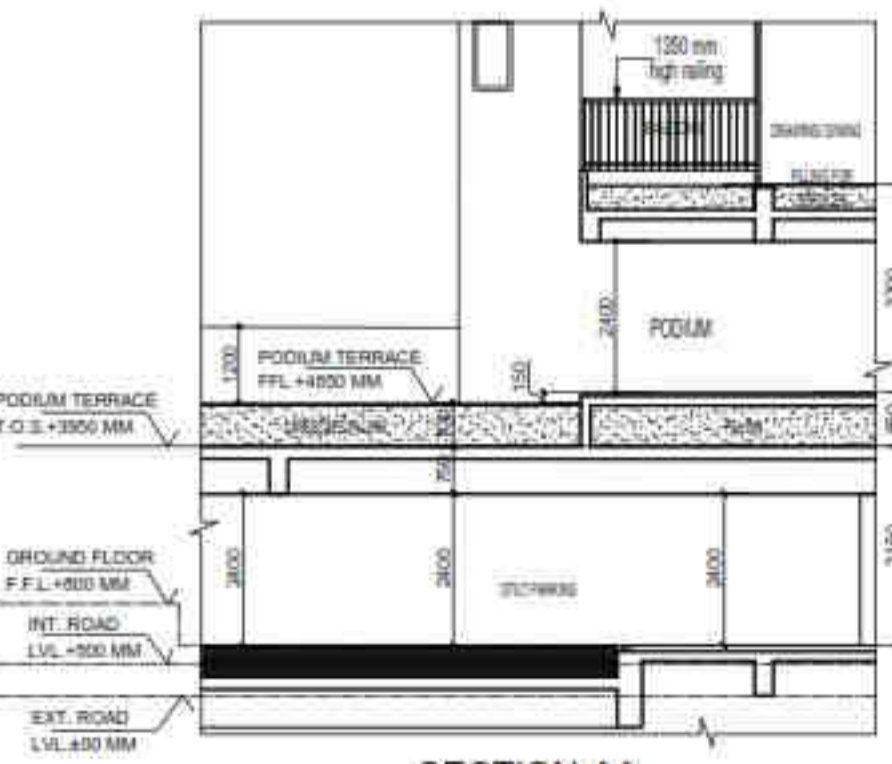
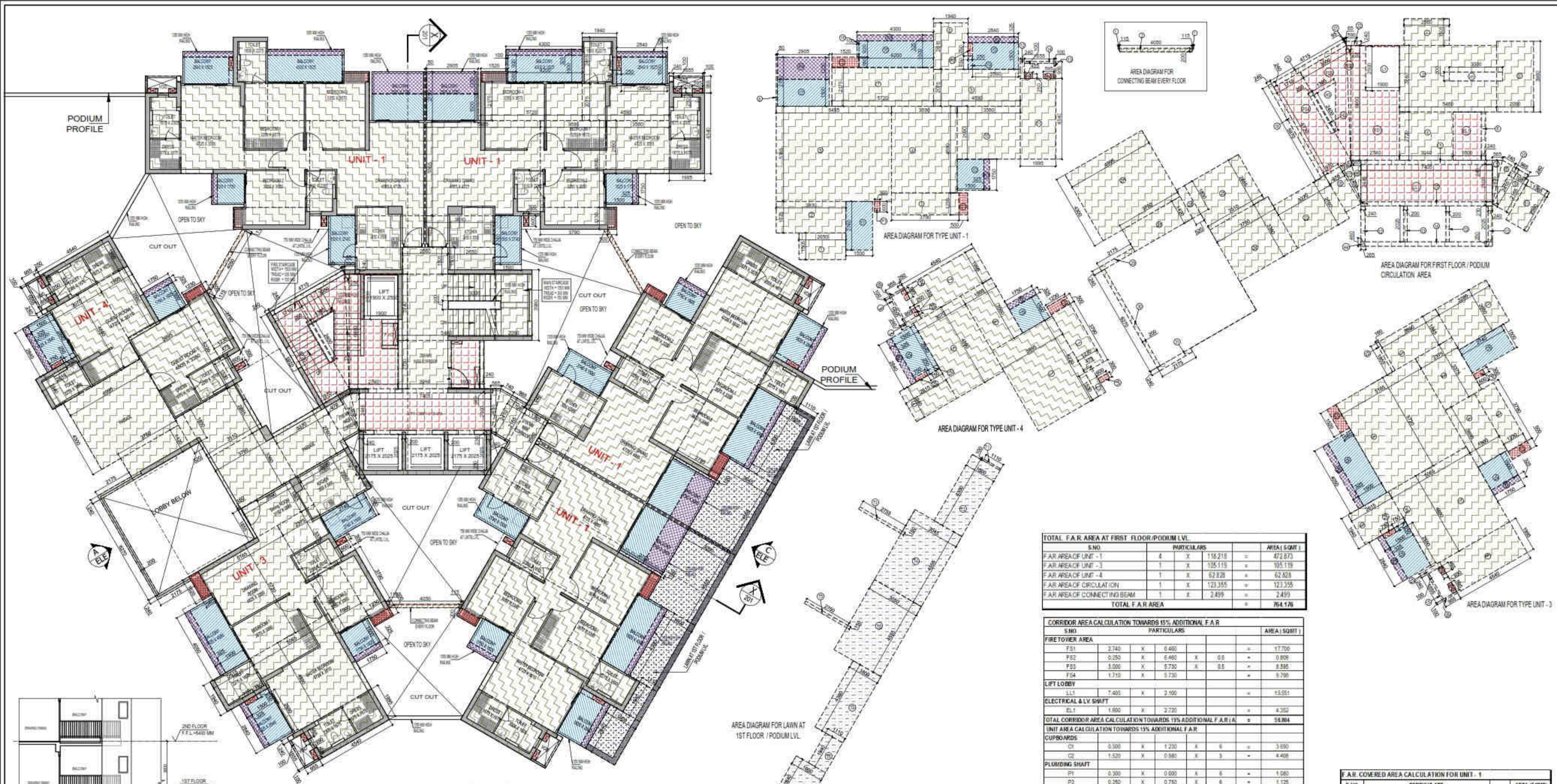
TOWER-5 & 6 (S+26)

ARCHITECTS: Confluence NEW DELHI, INDIA

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

Pl. -91-11-2622684, Ph. -91-11-4064768, architecture@confluence.com, www.confluence.com

Member of IASCI (ISO - 9001 : 2000) interior



FIRST FLOOR / PODIUM LVL. PLAN

TOTAL F.A.R. AREA AT FIRST FLOOR / PODIUM LVL.

S.NO.	PARTICULARS	AREA (SQMT.)
1	F.A.R. AREA OF UNIT - 1	472.873
2	F.A.R. AREA OF UNIT - 3	792.119
3	F.A.R. AREA OF UNIT - 4	62.628
4	F.A.R. AREA OF CIRCULATION	123.355
5	F.A.R. AREA OF CONNECTING BEAM	2.499
TOTAL F.A.R. AREA		1453.474

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

S.NO.	PARTICULARS	AREA (SQMT.)
FIRE TOWER AREA		
F01	2.740 X 6.690	18.330
F02	0.250 X 6.490 X 0.5	0.812
F03	3.000 X 5.730 X 0.5	8.595
F04	1.710 X 5.730 X 0.5	4.924
LIFT LOBBY		
L01	7.405 X 2.100	15.551
ELECTRICAL & LV SHAFT		
EL1	1.800 X 2.720	4.916
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (A)		59.894

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

S.NO.	PARTICULARS	AREA (SQMT.)
CUPBOARDS		
C01	0.500 X 1.230 X 6	3.690
C02	1.520 X 0.540 X 3	2.454
PLUMBING SHAFT		
P01	0.300 X 0.600 X 6	1.080
P02	0.250 X 0.750 X 6	1.125
P03	0.455 X 0.250 X 6	0.683
P04	0.595 X 0.250 X 6	0.893
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)		71.772
AREA SUBTRACTION		
H01	0.250 X 2.400 X 0.5	0.312
H02	1.365 X 2.400 X 0.5	1.641
L01	1.800 X 2.500	4.500
TOTAL AREA (D)		7.064
TOTAL 15% ADDITIONAL F.A.R. AREA E = (C - D)		64.708

F.A.R. COVERED AREA CALCULATION FOR UNIT - 3

S.NO.	PARTICULARS	AREA (SQMT.)
COVERED AREA		
1	2.600 X 3.280	8.632
2	2.375 X 3.375	8.016
3	3.750 X 1.250	4.688
4	1.900 X 3.990	7.581
5	3.880 X 1.845	7.156
6	5.720 X 5.195	29.544
7	4.880 X 5.885	28.718
8	2.615 X 1.940	5.072
9	3.995 X 4.540	18.137
10	0.240 X 0.955	0.229
11	0.100 X 0.955	0.096
12	1.855 X 0.100	0.186
13	0.185 X 1.855	0.342
TOTAL AREA - (A)		104.417
1/4 F.A.R. AREA OF BALCONY		
B1	5.325 X 1.750	9.319
B2	0.225 X 0.325	0.073
TOTAL AREA - (B)		9.392
1/4 BALCONY F.A.R. AREA (C) = (A + B)		113.809

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

S.NO.	PARTICULARS	AREA (SQMT.)
1	2.500 X 1.500	3.750
2	5.400 X 3.740	20.205
3	2.690 X 3.990	10.743
4	3.010 X 2.720	8.187
5	7.405 X 0.240	1.777
6	0.340 X 2.720	0.925
7	0.565 X 2.455 X 0.5	0.694
8	0.740 X 2.410 X 0.5	0.891
9	1.105 X 2.155	2.382
10	0.965 X 0.340	0.328
11	1.365 X 2.500	3.414
12	0.240 X 2.025 X 2	0.972
13	0.220 X 2.025 X 2	0.890
14	7.425 X 0.250	1.856
15	7.425 X 0.230	1.707
16	0.565 X 2.445 X 0.5	0.691
17	0.730 X 2.400 X 0.5	0.893
18	0.970 X 2.420	2.346
19	5.970 X 0.340	2.030
20	4.715 X 0.340	1.603
21	0.065 X 0.200 X 0.5	0.007
22	0.590 X 0.240	0.142
23	3.370 X 2.750	9.268
24	3.350 X 3.750	12.563
25	2.885 X 3.510	10.126
26	1.830 X 0.500	0.915
27	4.695 X 4.300	20.187
28	3.750 X 1.420	5.325
29	2.175 X 0.240	0.522
30	6.270 X 0.200	1.254
31	2.175 X 0.340	0.739
TOTAL AREA (A)		124.977
AREA SUBTRACTION		
H1	3.000 X 0.500	1.500
H2	0.255 X 0.460 X 2 X 0.5	0.122
TOTAL (B)		1.622
TOTAL F.A.R. AREA CORRIDOR C = (A - B)		123.355

F.A.R. COVERED AREA CALCULATION FOR UNIT - 4

S.NO.	PARTICULARS	AREA (SQMT.)
COVERED AREA		
1	3.750 X 1.230	4.613
2	0.475 X 1.830	0.869
3	5.220 X 3.635	19.072
4	5.915 X 1.740	10.273
5	4.880 X 3.075	14.998
6	3.980 X 1.995	7.938
7	1.880 X 4.540	8.535
8	0.240 X 0.955	0.229
9	0.100 X 0.955	0.096
10	1.855 X 0.100	0.186
11	0.185 X 1.855	0.342
TOTAL AREA - (A)		62.493
1/4 F.A.R. AREA OF BALCONY		
B1	0.325 X 1.750	0.569
B2	2.440 X 0.325	0.793
TOTAL AREA - (B)		1.362
1/4 BALCONY F.A.R. AREA (C) = (A + B)		63.855

NON F.A.R. AREA OF BALCONY

S.NO.	PARTICULARS	AREA (SQMT.)
Y1	1.035 X 0.440	0.455
Y2	1.500 X 2.440	3.660
Y3	1.300 X 1.750	2.275
1/4 AREA OF BALCONY (1.480 X 3.375)		1.119
TOTAL BALCONY AREA = (Y) + (Z)		7.889
15% ADDITIONAL F.A.R. AREA OF UNIT 1 PLUMBING SHAFT + CUPBOARDS		
C01	0.500 X 1.230	0.615
C02	1.520 X 0.540	0.816
P01	0.300 X 0.600	0.180
P02	0.250 X 0.750	0.188
P03	0.455 X 0.250	0.114
P04	0.595 X 0.250	0.148
TOTAL 15% AREA OF UNIT (G)		1.245

COVERED AREA FOR UNIT - E = F + G

S.NO.	PARTICULARS	AREA (SQMT.)
1	TOTAL UNIT F.A.R. AREA (E)	62.828
2	NON F.A.R. AREA OF UNIT (F)	7.889
3	15% AREA OF UNIT (G)	1.245
TOTAL UNIT COVERAGE AREA		71.963

TOTAL NON F.A.R. AREA AT FIRST FLOOR / PODIUM LVL.

S.NO.	PARTICULARS	AREA (SQMT.)
UNIT - 1	26.447 X 4	105.788
UNIT - 3	18.888 X 1	18.888
UNIT - 4	7.888 X 1	7.888
TOTAL NON F.A.R. AREA		132.564

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

S.NO.	PARTICULARS	AREA (SQMT.)
1	0.115 X 0.200 X 0.5	0.009
2	4.050 X 0.200 X 3	2.430
TOTAL F.A.R. AREA		2.439

GROUND COVERAGE USE ONLY (LAWN AT FIRST FLOOR / PODIUM LVL.)

S.NO.	PARTICULARS	AREA (SQMT.)
T1	0.100 X 1.110	0.111
T2	4.300 X 1.800	7.740
T3	2.755 X 0.150	0.413
T4	3.045 X 4.555	13.875
T5	2.750 X 0.150	0.413
T6	3.000 X 4.535	13.605
T7	1.800 X 4.200	7.560
T8	1.110 X 1.940	2.153
T9	1.900 X 3.040	5.776
TOTAL LAWN AT FIRST FLOOR / PODIUM LVL. AREA		51.728

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

S.NO.	PARTICULARS	AREA (SQMT.)
COVERED AREA		
1	2.850 X 1.905	5.425
2	3.920 X 1.775	6.955
3	3.790 X 1.230	4.662
4	3.800 X 4.880	18.504
5	6.485 X 3.365	21.816
6	0.060 X 2.750	0.165
7	5.720 X 2.175	12.441
8	1.940 X 2.615	5.073
9	4.890 X 2.075	10.147
10	3.980 X 2.990	11.901
11	1.965 X 4.540	8.922
12	0.240 X 0.955	0.229
13	0.100 X 0.955	0.096
14	1.855 X 0.100	0.186
TOTAL AREA - (A)		116.568
1/4 F.A.R. AREA OF BALCONY		
B1	0.325 X 1.750	0.569
B2	2.440 X 0.325	0.793
B3	4.300 X 0.325	1.398
B4	2.925 X 1.250	3.656
TOTAL AREA - (B)		6.316
1/4 BALCONY F.A.R. AREA (C) = (A + B)		122.884

NON F.A.R. AREA OF BALCONY

S.NO.	PARTICULARS	AREA (SQMT.)
Y1	1.000 X 2.740	2.740
Y2	1.900 X 1.750	3.325
Y3	2.900 X 1.500	4.350
Y4	0.250 X 0.780	0.195
Y5	4.200 X 1.500	6.300
Y6	6.100 X 0.620	3.782
Y7	2.905 X 1.500	4.358
TOTAL BALCONY AREA = (Y) + (Z)		26.447

15% ADDITIONAL F.A.R. AREA OF UNIT 1 PLUMBING SHAFT + CUPBOARDS

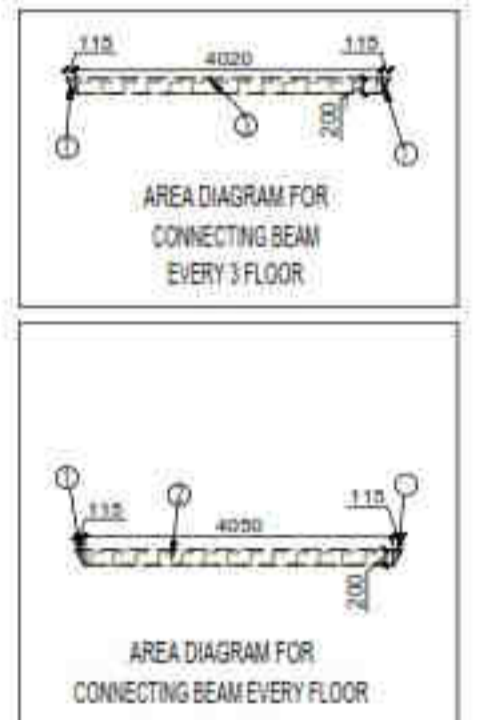
S.NO.	PARTICULARS	AREA (SQMT.)
C01	0.500 X 1.230	0.615
C02	1.520 X 0.540	0.816
P01	0.300 X 0.600	0.180
P02	0.250 X 0.750	0.188
P03	0.455 X 0.250	0.114
P04	0.595 X 0.250	0.148
TOTAL 15% AREA OF UNIT (G)		1.245

COVERED AREA FOR UNIT - E = F + G

S.NO.	PARTICULARS	AREA (SQMT.)
1	TOTAL UNIT F.A.R. AREA (E)	116.568
2	NON F.A.R. AREA OF UNIT (F)	26.447
3	15% AREA OF UNIT (G)	1.245
TOTAL UNIT COVERAGE AREA		144.260



SECOND FLOOR PLAN

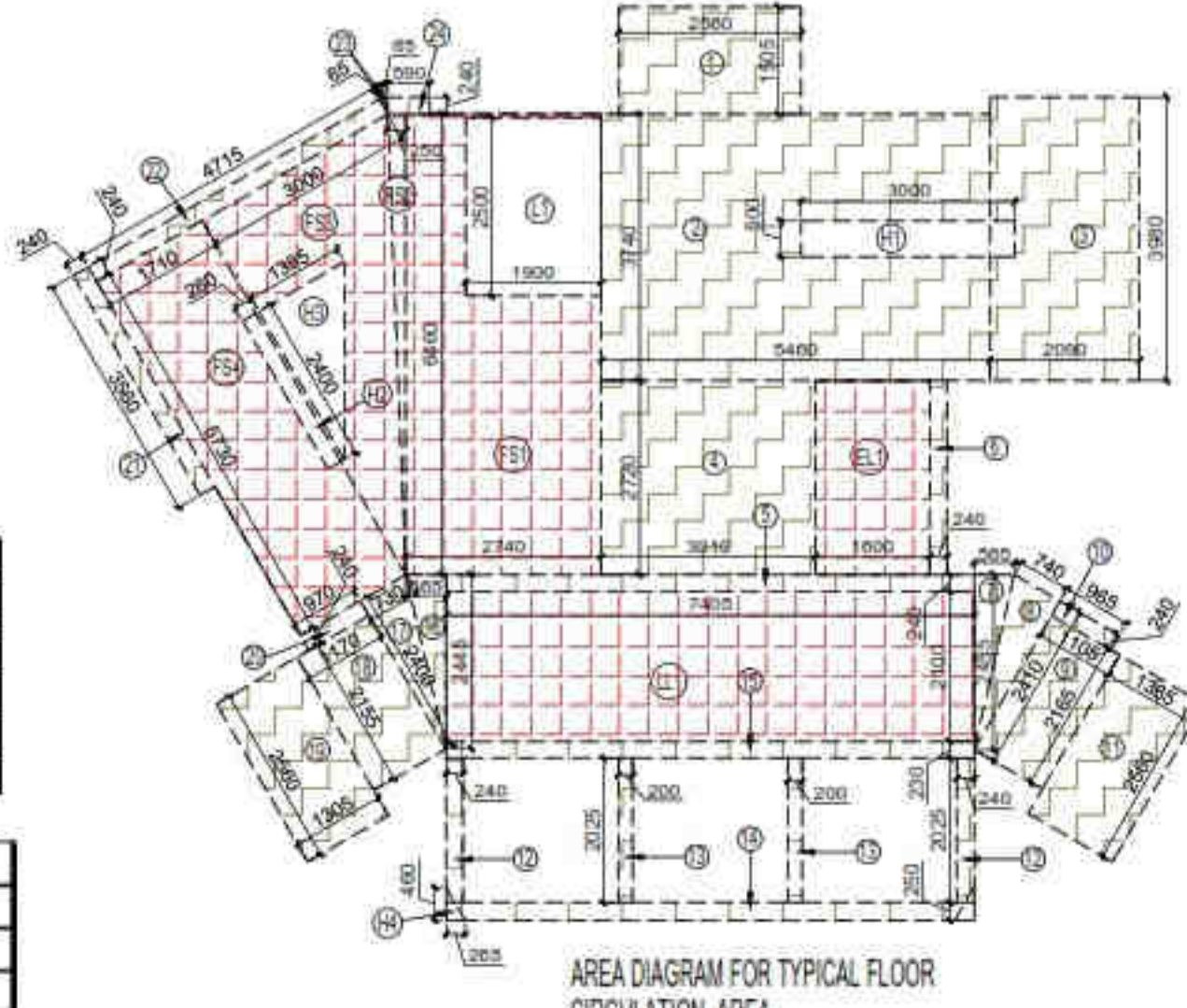


F.A.R. AREA AT CONNECTING BEAM (EVERY 3 FLOOR)				
S.NO.	WIDTH	LENGTH	NO.	AREA (SQM)
1	3.115	4.030	88	1108.218
2	4.030	0.230	3	2.862
TOTAL F.A.R. AREA				1111.080

F.A.R. AREA AT CONNECTING BEAM (EVERY 3 FLOOR)				
S.NO.	WIDTH	LENGTH	NO.	AREA (SQM)
1	3.115	0.230	12	0.912
2	4.030	0.230	3	2.832
3	4.030	0.230	3	2.832
TOTAL F.A.R. AREA				6.576

TOTAL F.A.R. AREA AT SECOND FLOOR				
S.NO.	PARTICULARS	AREA (SQM)		
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 (SQM)		
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 (SQM)
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	2.840	=	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	
1/4 BALCONY F.A.R. AREA (B)			1.619	
TOTAL UNIT FAR AREA C = (A+B)			118.198	

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
1/4 AREA OF BALCONY (6.439/16%)			4.029	
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 (SQM)	
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 (SQM)
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 F.A.R. AREA OF BALCONY				
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	
1/4 BALCONY F.A.R. AREA (B)			1.638	
TOTAL UNIT FAR AREA C = (A+B)			118.218	

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
1/4 AREA OF BALCONY (6.521/16.3%)			4.050	
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 (SQM)	
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 (SQM)
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			
LL1	7.400	X	2.100
ELECTRICAL & LV SHAFT			
EL1	1.800	X	2.720
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (A)			98.884
CUPBOARDS			
C1	0.500	X	1.230
C2	1.320	X	0.580
TOTAL CUPBOARDS AREA (B)			3.990
PLUMBING SHAFT			
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)			7.040
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 (SQM)
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	1.165	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	4.000
H2	0.260	X	0.400
TOTAL (B)			4.400
TOTAL F.A.R. AREA CORRIDOR C = (A-B)			62.291

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

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

Amit Varma, Digitally signed by Amit Varma, Date: 2024.07.26 14:31:06 +05'30'

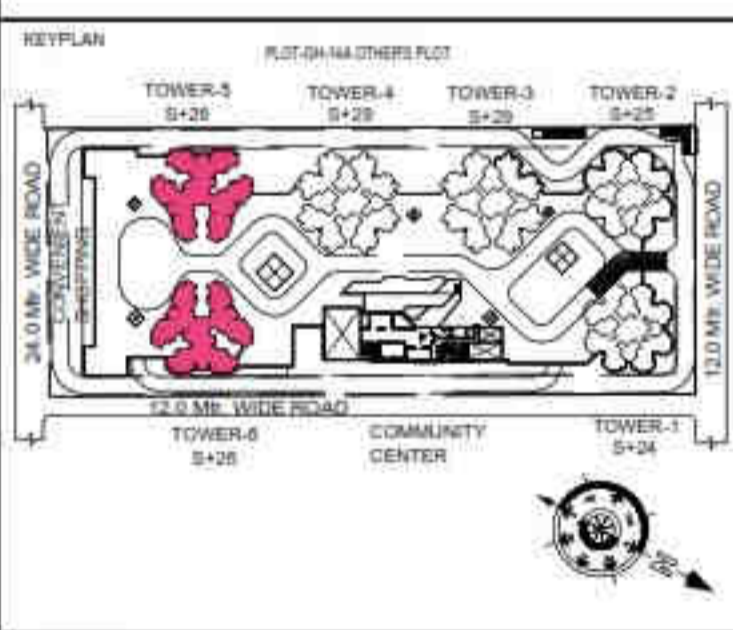
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Sudheer Kumar, Digitally signed by Sudheer Kumar, Date: 2024.08.12 18:31:33 +05'30'

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.

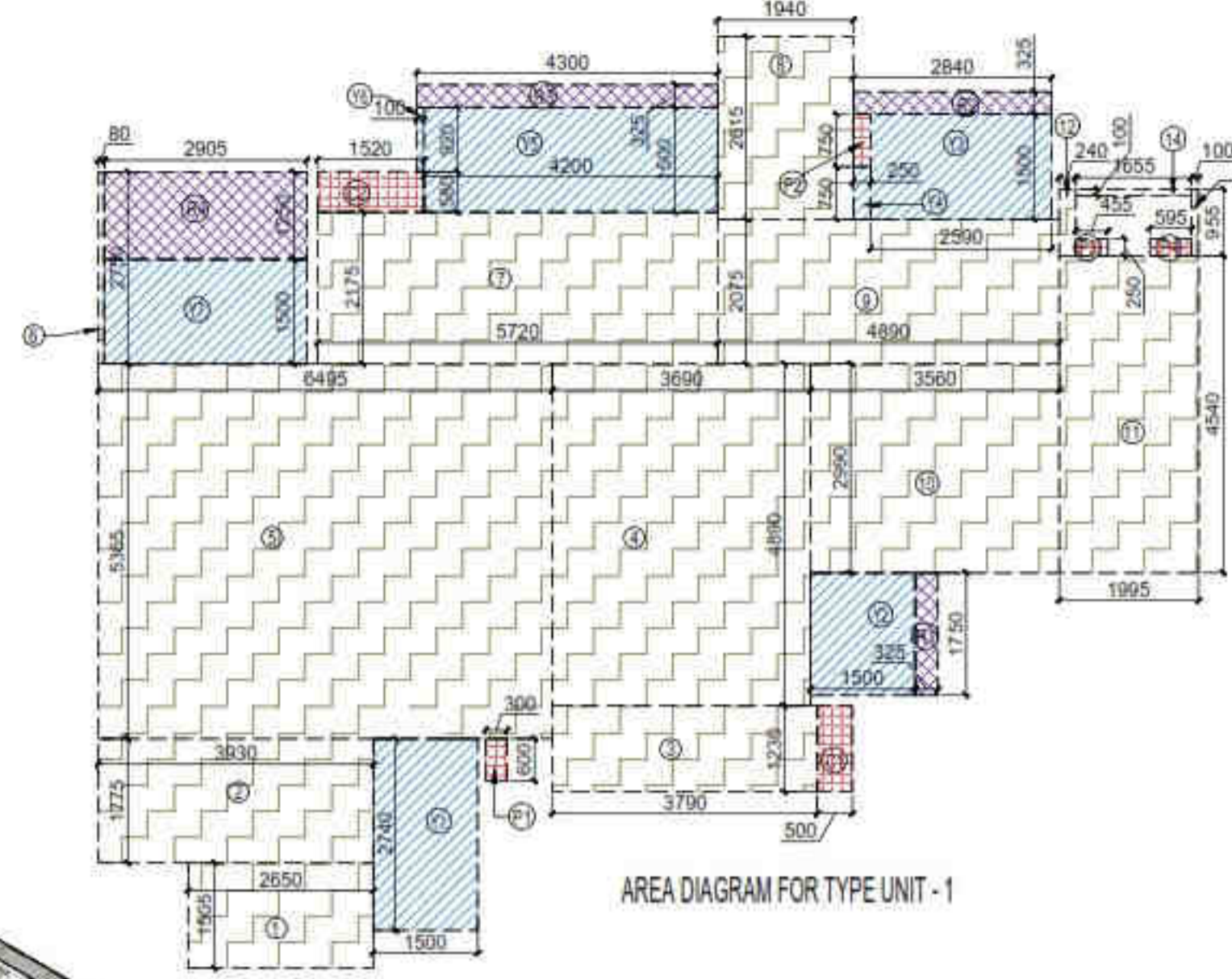
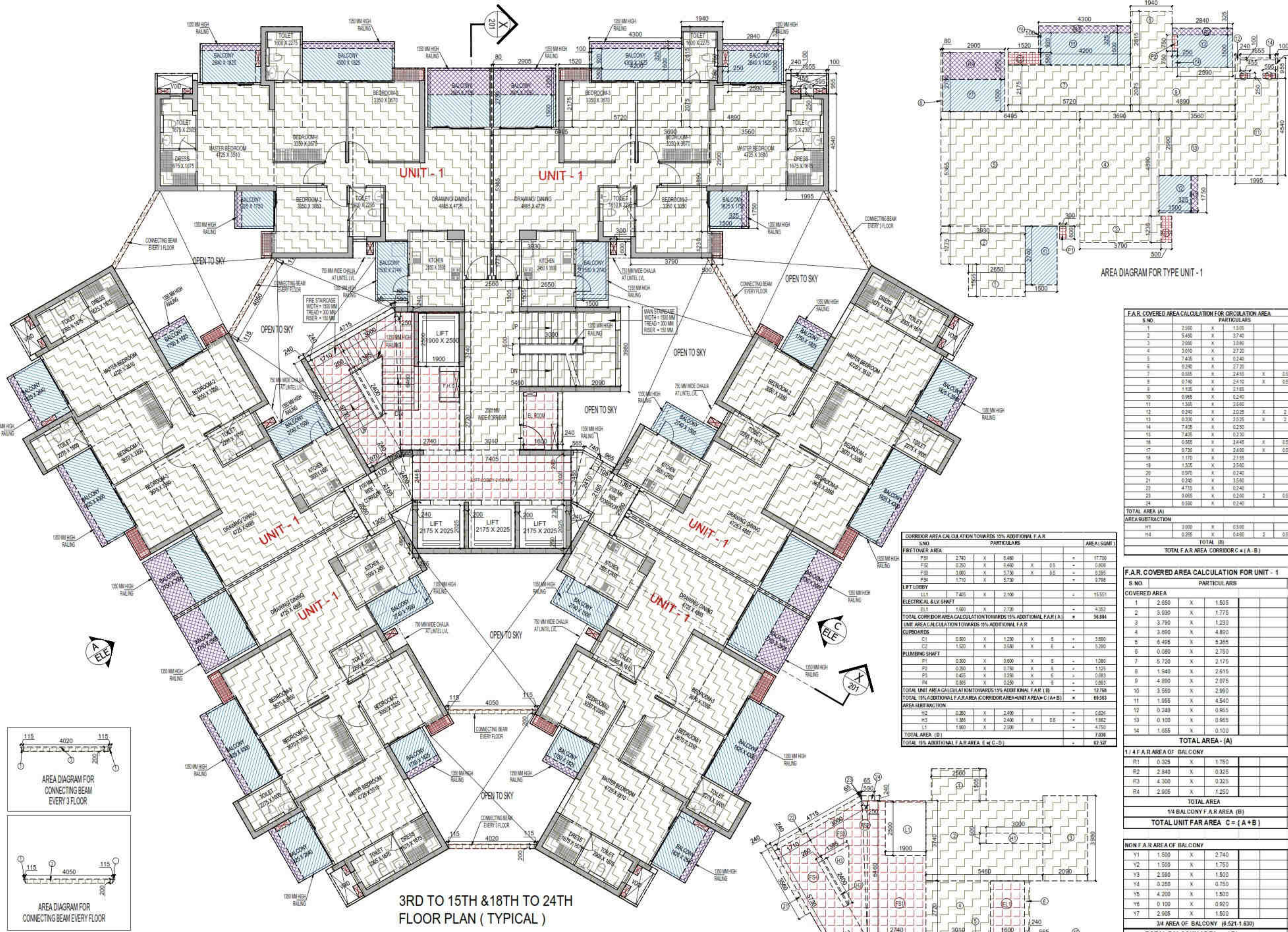
DATE: 19-07-24	PROJECT INCH: BALRAJ SINGH	CHECKED BY: BALRAJ SINGH
SCALE: 1:100	DEALT BY: DHEERAJ TOWER	APPROVED BY: VISHAL SHARMA

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, +91-11-40564768, www.confluence.com, www.miraconfluence.com

DRAWING NO: S-45, REVISION



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

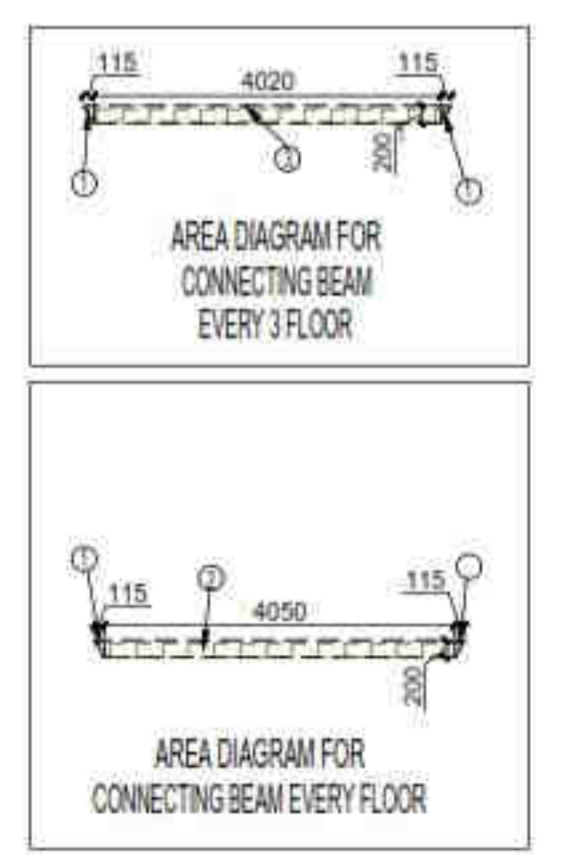
S.NO.	PARTICULARS	AREA (SQMT)
1	2500 X 1500	= 3750
2	5400 X 3740	= 20120
3	2500 X 2000	= 5000
4	3200 X 2200	= 7040
5	2400 X 2100	= 5040
6	0.240 X 27.30 X 0.5	= 0.813
7	0.055 X 24.55 X 0.5	= 0.674
8	0.740 X 24.10 X 0.5	= 0.892
9	1.185 X 2.185 X 0.5	= 0.260
10	0.965 X 0.240 X 2	= 0.462
11	1.365 X 2.680 X 2	= 3.624
12	0.240 X 20.25 X 2	= 0.972
13	0.200 X 25.25 X 2	= 0.810
14	7.405 X 0.250	= 1.851
15	3.405 X 0.250	= 0.851
16	0.555 X 3.445 X 0.5	= 0.951
17	0.730 X 3.430 X 0.5	= 1.245
18	1.170 X 2.155	= 2.517
19	1.505 X 3.580	= 5.341
20	0.970 X 0.240	= 0.233
21	0.240 X 3.580	= 0.854
22	4.735 X 0.240	= 1.132
23	0.055 X 0.250 X 2	= 0.013
24	0.800 X 0.240	= 0.192
TOTAL AREA (A)		= 64.831
AREA SUBTRACTION		
H1	3.000 X 0.500	= 1.500
H4	0.265 X 0.690 X 0.5	= 0.122
TOTAL (B)		= 1.622
TOTAL F.A.R. AREA CORRIDOR C = (A - B)		= 64.429

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

S.NO.	PARTICULARS	AREA (SQMT)
PRETORNER AREA		
F1	2.740 X 3.680	= 10.072
F2	0.250 X 3.640 X 0.5	= 0.455
F3	3.000 X 5.730 X 0.5	= 8.595
F4	1.750 X 5.730	= 10.028
LIFT LOBBY		
L1	7.405 X 2.100	= 15.551
ELECTRICAL & LIFT SHFT		
E1	1.600 X 2.720	= 4.352
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (A)		
		= 56.994
UNIT AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R.		
CUPBOARDS		
C1	0.500 X 1.230 X 5	= 3.075
C2	1.520 X 0.080 X 5	= 0.608
PLUMBING SHFT		
P1	0.300 X 0.800 X 5	= 1.200
P2	0.250 X 0.750 X 5	= 0.938
P3	0.455 X 0.250 X 5	= 0.584
P4	0.365 X 0.250 X 5	= 0.456
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)		= 69.762
AREA SUBTRACTION		
S1	0.250 X 2.400	= 0.600
S2	1.385 X 2.000 X 0.5	= 1.385
L1	1.900 X 2.590	= 4.921
TOTAL AREA (D)		= 7.006
TOTAL 15% ADDITIONAL F.A.R. AREA E = (C - D)		= 62.757

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

S.NO.	PARTICULARS	AREA (SQMT)
COVERED AREA		
1	2.650 X 1.505	= 3.988
2	3.920 X 1.775	= 6.950
3	3.790 X 1.230	= 4.662
4	3.690 X 4.850	= 17.944
5	6.495 X 5.365	= 34.848
6	0.090 X 2.750	= 0.248
7	5.720 X 2.175	= 12.441
8	1.940 X 2.615	= 5.073
9	4.890 X 2.075	= 10.147
10	3.550 X 2.970	= 10.544
11	1.955 X 4.540	= 8.877
12	0.240 X 0.955	= 0.228
13	0.100 X 0.955	= 0.096
14	1.655 X 0.100	= 0.166
TOTAL AREA - (A)		= 116.588
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	2.905 X 1.250	= 3.631
TOTAL AREA		= 6.521
1/4 BALCONY F.A.R. AREA (B)		= 1.638
TOTAL UNIT FAR AREA C = (A + B)		= 118.218
NON F.A.R. AREA OF BALCONY		
Y1	1.500 X 2.740	= 4.110
Y2	1.900 X 1.750	= 3.325
Y3	2.990 X 1.500	= 4.485
Y4	0.250 X 0.750	= 0.188
Y5	4.200 X 1.500	= 6.300
Y6	0.100 X 0.920	= 0.092
Y7	2.905 X 1.500	= 4.358
3/4 AREA OF BALCONY (6.521 + 1.638)		= 8.159
TOTAL BALCONY AREA = (F)		= 26.447
15% ADDITIONAL F.A.R. AREA OF UNIT (PLUMBING SHFT + CUPBOARDS)		
C1	0.500 X 1.230	= 0.615
C2	1.520 X 0.080	= 0.122
P1	0.300 X 0.800	= 0.240
P2	0.250 X 0.750	= 0.188
P3	0.455 X 0.250	= 0.114
P4	0.365 X 0.250	= 0.140
TOTAL 15% AREA OF UNIT (G)		= 2.127
COVERED AREA FOR UNIT = E + F + G		
1	TOTAL UNIT F.A.R. AREA (E)	= 118.218
2	NON FAR AREA OF UNIT (F)	= 26.447
3	15% AREA OF UNIT (G)	= 2.127
TOTAL UNIT COVERED AREA		= 146.792



3RD TO 15TH & 18TH TO 24TH FLOOR PLAN (TYPICAL)

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

S.NO.	PARTICULARS	AREA (SQMT)
1	0.115 X 0.200 X 0.5	= 0.012
2	4.050 X 0.200 X 3	= 2.430
TOTAL F.A.R. AREA		= 2.442

F.A.R. AREA AT CONNECTING BEAM (EVERY 3 FLOOR)

S.NO.	PARTICULARS	AREA (SQMT)
1	0.115 X 0.200 X 0.5	= 0.012
2	4.050 X 0.200 X 3	= 2.430
3	4.020 X 0.200 X 3	= 2.412
TOTAL F.A.R. AREA		= 4.854

TOTAL NON F.A.R. AREA AT 3D TO 15TH & 18TH TO 24TH FLOOR (TYPICAL)

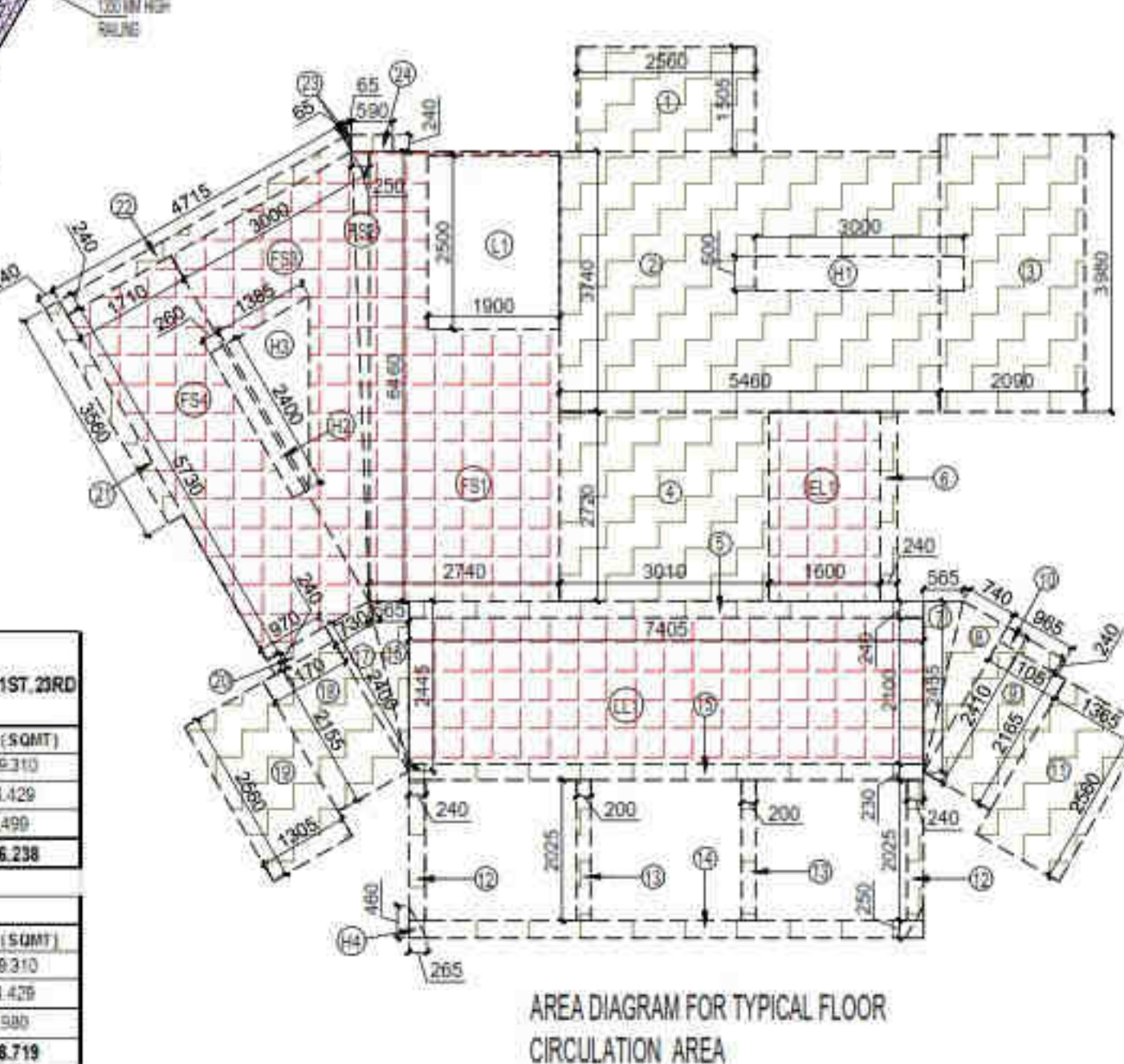
UNIT - 1	AREA (SQMT)	
26.447	158.584	
TOTAL BALCONY AREA		= 168.684

TOTAL F.A.R. AREA AT 3RD,5TH,8TH,9TH,11TH,12TH,14TH,15TH,18TH,20TH,21ST,23RD & 24TH FLOOR (TYPICAL)

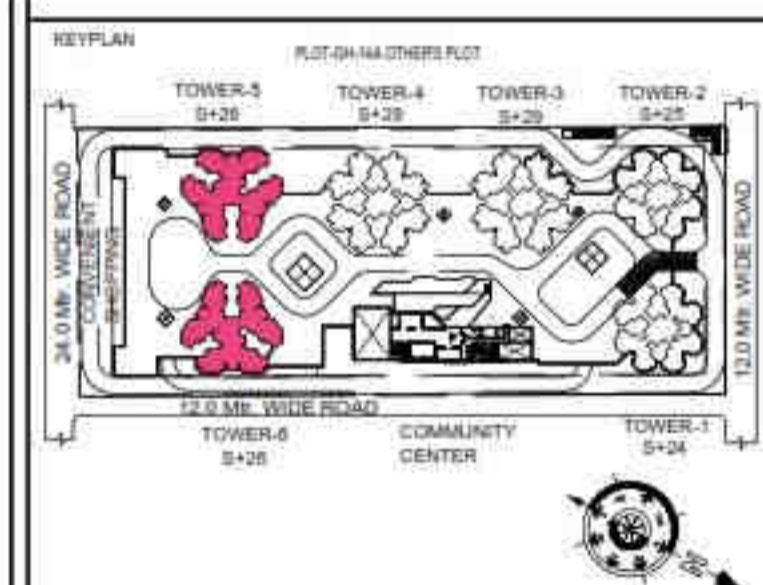
S.NO.	PARTICULARS	AREA (SQMT)
1	F.A.R. AREA OF UNIT - 1	118.218
2	F.A.R. AREA OF CIRCULATION	64.429
3	F.A.R. AREA OF CONNECTING BEAM	2.490
TOTAL F.A.R. AREA		= 776.238

TOTAL F.A.R. AREA AT 4TH,7TH,10TH,12TH & 22TH FLOOR (TYPICAL)

S.NO.	PARTICULARS	AREA (SQMT)
1	F.A.R. AREA OF UNIT - 1	118.218
2	F.A.R. AREA OF CIRCULATION	64.429
3	F.A.R. AREA OF CONNECTING BEAM	4.980
TOTAL F.A.R. AREA		= 778.719



SUBMISSION DRAWING
 OWNER: KVIR TOWERS PVT. LTD.



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

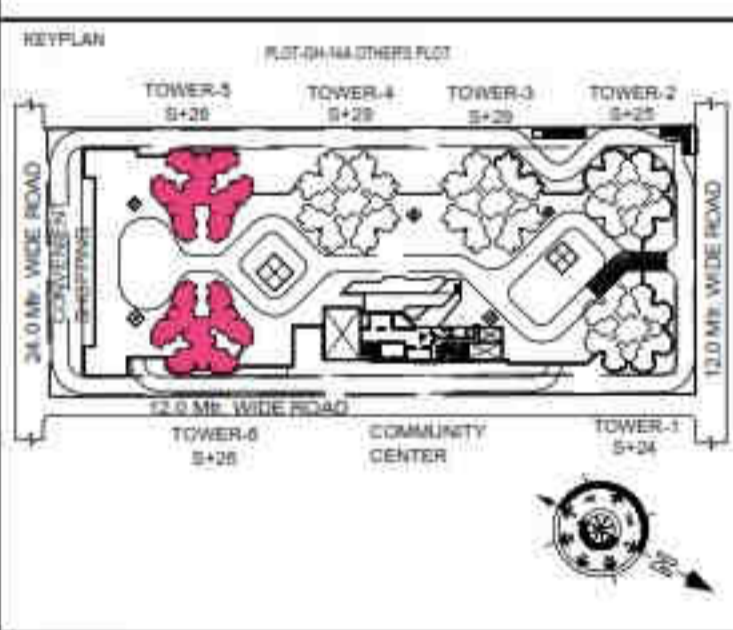
DRAWING TITLE: 3RD TO 15TH & 18TH TO 24TH FLOOR PLAN (TYPICAL)

TOWER-5 & 6 (S+26)

- 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.

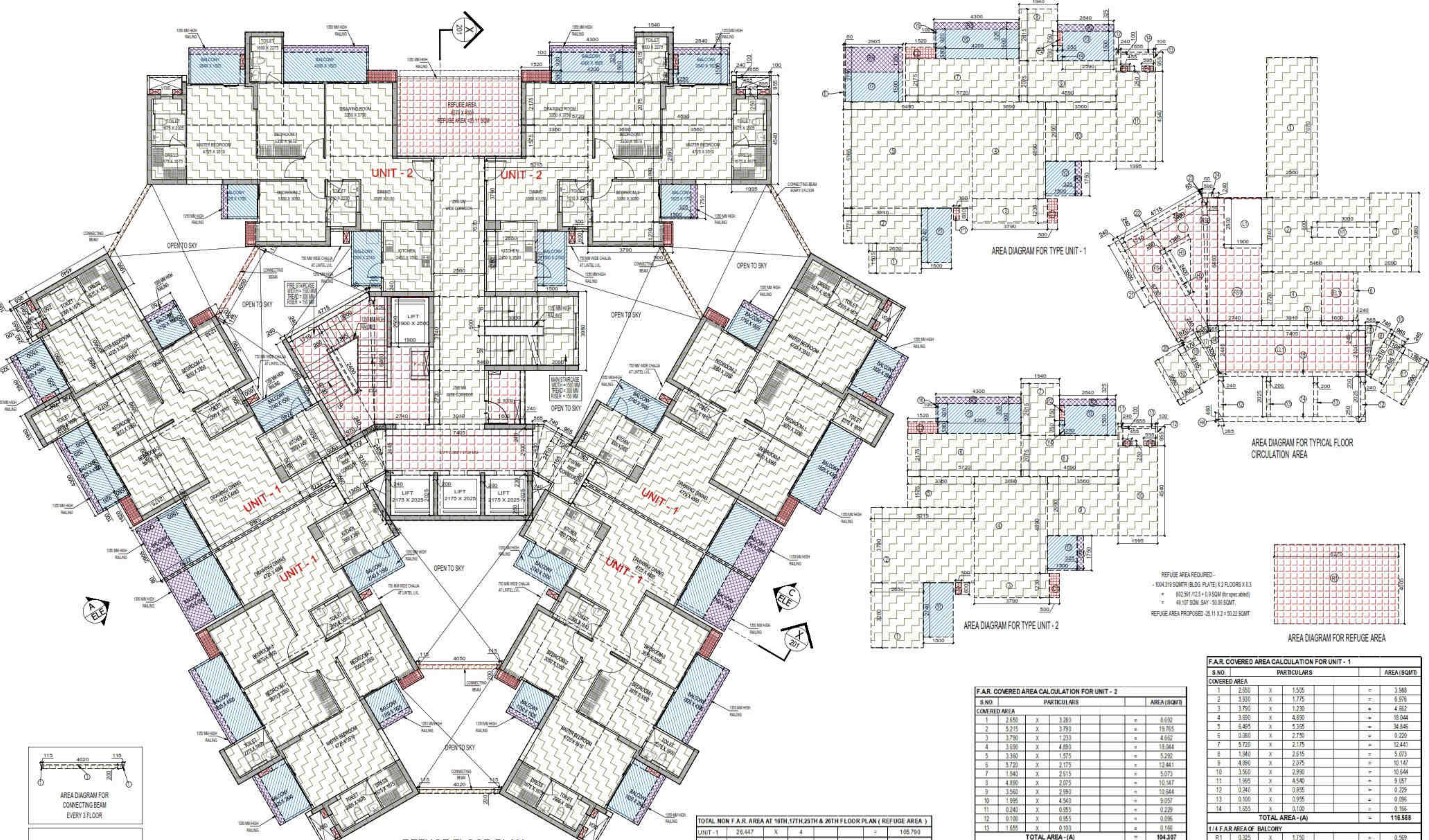
DATE: 19-07-24	PROJECT INCH: BALRAJ SINGH	CHECKED BY: BALRAJ SINGH
SCALE: 1:100	DEALT BY: DHEERAJ CHAND	APPROVED BY: VISHAL SHARMA

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 UNIT - 1	4 X 118.218 = 472.873
2	F.A.R AREA 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 UNIT - 1	4 X 118.218 = 472.873
2	F.A.R AREA 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	4.589
TOTAL F.A.R AREA		766.396

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

S.NO	PARTICULARS	AREA (SQM)
1	0.115 X 2.250 X 0.5	0.128
2	4.350 X 0.250 X 3	2.438
TOTAL F.A.R AREA		2.499

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

S.NO	PARTICULARS	AREA (SQM)
1	0.115 X 2.250 X 0.5	0.128
2	4.350 X 0.250 X 3	2.438
3	4.050 X 0.250 X 3	2.438
TOTAL F.A.R AREA		4.980

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

S.NO	PARTICULARS	AREA (SQM)
FIRE TOWER AREA		
F01	2.740 X 5.480	14.928
F02	0.250 X 4.480 X 0.5	0.560
F03	3.800 X 3.730 X 0.5	3.558
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	33.535
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R (A)		
		81.915
UNIT AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R		
C1	0.500 X 1.230 X 0.5	0.312
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 2.155	2.521
C5	1.505 X 2.680	4.034
C6	0.670 X 0.240	0.161
C7	0.250 X 0.750 X 0.5	0.094
C8	0.425 X 0.750 X 0.5	0.159
C9	0.425 X 0.750 X 0.5	0.159
C10	0.425 X 0.750 X 0.5	0.159
C11	0.425 X 0.750 X 0.5	0.159
C12	0.425 X 0.750 X 0.5	0.159
C13	0.425 X 0.750 X 0.5	0.159
C14	0.425 X 0.750 X 0.5	0.159
C15	0.425 X 0.750 X 0.5	0.159
C16	0.425 X 0.750 X 0.5	0.159
C17	0.425 X 0.750 X 0.5	0.159
C18	0.425 X 0.750 X 0.5	0.159
C19	0.425 X 0.750 X 0.5	0.159
C20	0.425 X 0.750 X 0.5	0.159
C21	0.425 X 0.750 X 0.5	0.159
C22	0.425 X 0.750 X 0.5	0.159
C23	0.425 X 0.750 X 0.5	0.159
C24	0.425 X 0.750 X 0.5	0.159
C25	0.425 X 0.750 X 0.5	0.159
C26	0.425 X 0.750 X 0.5	0.159
C27	0.425 X 0.750 X 0.5	0.159
C28	0.425 X 0.750 X 0.5	0.159
C29	0.425 X 0.750 X 0.5	0.159
C30	0.425 X 0.750 X 0.5	0.159
C31	0.425 X 0.750 X 0.5	0.159
C32	0.425 X 0.750 X 0.5	0.159
C33	0.425 X 0.750 X 0.5	0.159
C34	0.425 X 0.750 X 0.5	0.159
C35	0.425 X 0.750 X 0.5	0.159
C36	0.425 X 0.750 X 0.5	0.159
C37	0.425 X 0.750 X 0.5	0.159
C38	0.425 X 0.750 X 0.5	0.159
C39	0.425 X 0.750 X 0.5	0.159
C40	0.425 X 0.750 X 0.5	0.159
C41	0.425 X 0.750 X 0.5	0.159
C42	0.425 X 0.750 X 0.5	0.159
C43	0.425 X 0.750 X 0.5	0.159
C44	0.425 X 0.750 X 0.5	0.159
C45	0.425 X 0.750 X 0.5	0.159
C46	0.425 X 0.750 X 0.5	0.159
C47	0.425 X 0.750 X 0.5	0.159
C48	0.425 X 0.750 X 0.5	0.159
C49	0.425 X 0.750 X 0.5	0.159
C50	0.425 X 0.750 X 0.5	0.159
C51	0.425 X 0.750 X 0.5	0.159
C52	0.425 X 0.750 X 0.5	0.159
C53	0.425 X 0.750 X 0.5	0.159
C54	0.425 X 0.750 X 0.5	0.159
C55	0.425 X 0.750 X 0.5	0.159
C56	0.425 X 0.750 X 0.5	0.159
C57	0.425 X 0.750 X 0.5	0.159
C58	0.425 X 0.750 X 0.5	0.159
C59	0.425 X 0.750 X 0.5	0.159
C60	0.425 X 0.750 X 0.5	0.159
C61	0.425 X 0.750 X 0.5	0.159
C62	0.425 X 0.750 X 0.5	0.159
C63	0.425 X 0.750 X 0.5	0.159
C64	0.425 X 0.750 X 0.5	0.159
C65	0.425 X 0.750 X 0.5	0.159
C66	0.425 X 0.750 X 0.5	0.159
C67	0.425 X 0.750 X 0.5	0.159
C68	0.425 X 0.750 X 0.5	0.159
C69	0.425 X 0.750 X 0.5	0.159
C70	0.425 X 0.750 X 0.5	0.159
C71	0.425 X 0.750 X 0.5	0.159
C72	0.425 X 0.750 X 0.5	0.159
C73	0.425 X 0.750 X 0.5	0.159
C74	0.425 X 0.750 X 0.5	0.159
C75	0.425 X 0.750 X 0.5	0.159
C76	0.425 X 0.750 X 0.5	0.159
C77	0.425 X 0.750 X 0.5	0.159
C78	0.425 X 0.750 X 0.5	0.159
C79	0.425 X 0.750 X 0.5	0.159
C80	0.425 X 0.750 X 0.5	0.159
C81	0.425 X 0.750 X 0.5	0.159
C82	0.425 X 0.750 X 0.5	0.159
C83	0.425 X 0.750 X 0.5	0.159
C84	0.425 X 0.750 X 0.5	0.159
C85	0.425 X 0.750 X 0.5	0.159
C86	0.425 X 0.750 X 0.5	0.159
C87	0.425 X 0.750 X 0.5	0.159
C88	0.425 X 0.750 X 0.5	0.159
C89	0.425 X 0.750 X 0.5	0.159
C90	0.425 X 0.750 X 0.5	0.159
C91	0.425 X 0.750 X 0.5	0.159
C92	0.425 X 0.750 X 0.5	0.159
C93	0.425 X 0.750 X 0.5	0.159
C94	0.425 X 0.750 X 0.5	0.159
C95	0.425 X 0.750 X 0.5	0.159
C96	0.425 X 0.750 X 0.5	0.159
C97	0.425 X 0.750 X 0.5	0.159
C98	0.425 X 0.750 X 0.5	0.159
C99	0.425 X 0.750 X 0.5	0.159
C100	0.425 X 0.750 X 0.5	0.159
TOTAL UNIT AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R (B)		12.788
15% ADDITIONAL F.A.R AREA (CORRIDOR AREA + UNIT AREA) (A+B)		
		94.673
AREA SUBTRACTION		
H0	0.250 X 2.400	0.600
H1	1.350 X 2.400 X 0.5	1.612
H2	1.800 X 2.400 X 0.5	2.160
H3	1.350 X 2.400 X 0.5	1.612
TOTAL AREA (D)		7.936
TOTAL 15% ADDITIONAL F.A.R AREA E = (C-D)		
		87.829

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	18.098
2	3.960 X 3.740	14.830
3	3.260 X 1.840	6.000
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	0.684
8	0.740 X 2.415 X 0.5	0.892
9	1.165 X 2.165	2.520
10	0.965 X 0.240	0.232
11	1.365 X 2.530	3.464
12	0.240 X 20.25 X 2	0.972
13	0.200 X 50.25 X 2	0.810
14	7.405 X 0.240	1.777
15	7.405 X 0.240	1.777
16	8.365 X 2.445 X 0.5	10.181
17	0.730 X 24.90 X 0.5	0.916
18	1.170 X 2.155	2.521
19	1.505 X 2.680	4.034
20	0.670 X 0.240	0.161
21	0.250 X 0.750 X 0.5	0.094
22	0.425 X 0.750 X 0.5	0.159
23	0.425 X 0.750 X 0.5	0.159
24	0.425 X 0.750 X 0.5	0.159
TOTAL AREA (A)		88.297
AREA SUBTRACTION		
H1	2.500 X 0.900	2.250
H4	0.260 X 0.460 X 0.5	0.122
TOTAL (B)		1.822
TOTAL F.A.R AREA CORRIDOR C = (A-B)		78.875

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

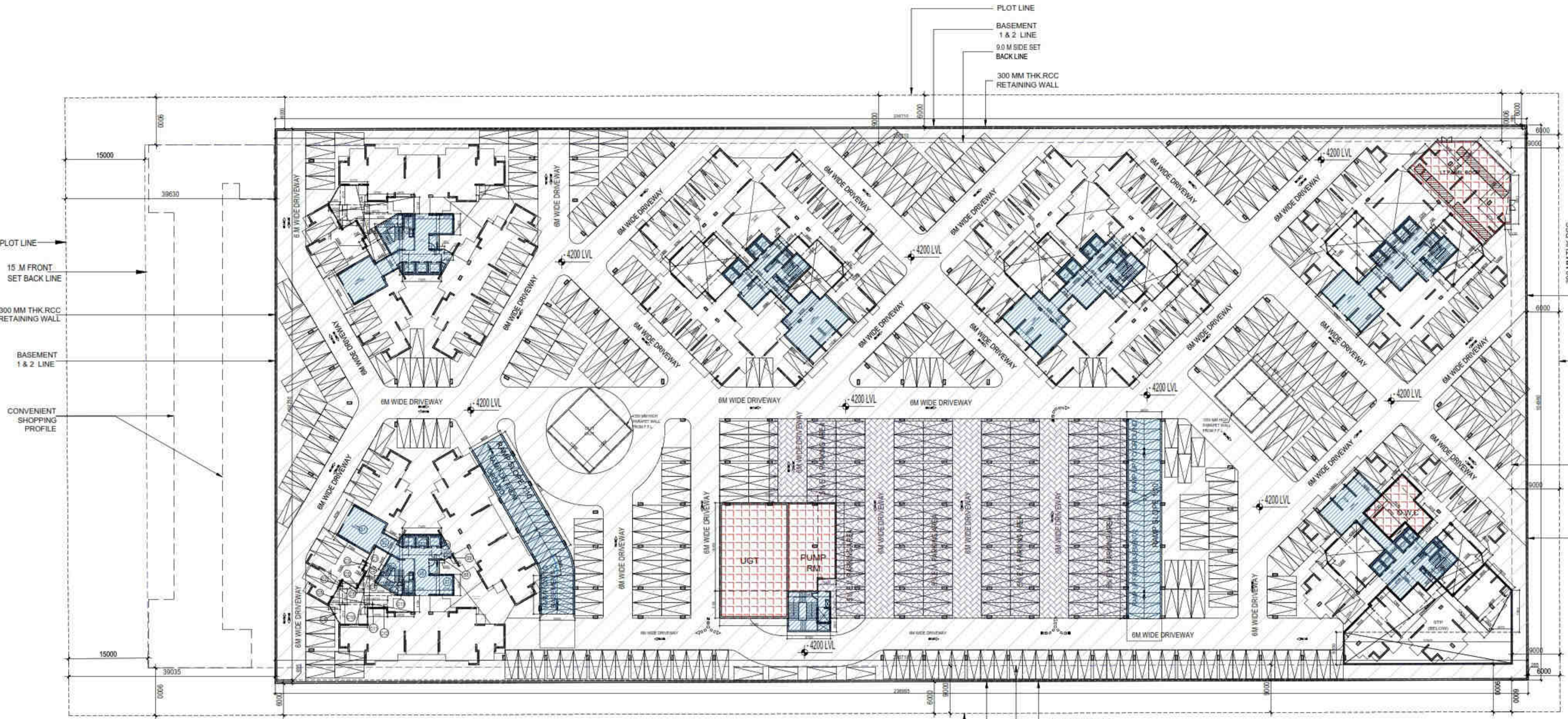
S.NO	PARTICULARS	AREA (SQM)
1	2.650 X 3.260	8.630
2	5.215 X 3.790	19.765
3	3.790 X 1.230	4.662
4	3.590 X 4.890	17.544
5	0.380 X 2.730	1.041
6	5.720 X 2.175	12.441
7	1.940 X 2.515	4.881
8	4.890 X 2.075	10.147
9	3.560 X 2.990	10.644
10	1.995 X 4.540	9.057
11	0.240 X 0.955	0.229
12	0.100 X 0.955	0.096
13	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		6.272
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	0.100 X 0.920	0.092
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 0.500	0.150
P2	0.250 X 0.750	0.188
P3	0.425 X 0.750	0.319
P4	0.595 X 0.250	0.149
TOTAL 15% AREA OF UNIT (G)		2.227
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)	19.366
3	15% AREA OF UNIT (G)	2.227
TOTAL UNIT COVERED AREA		126.623

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

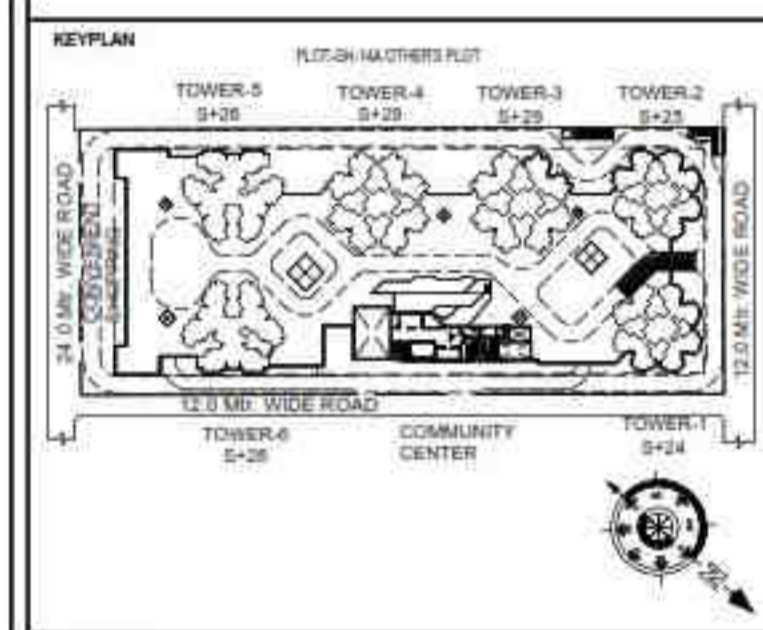
S.NO	PARTICULARS	AREA (SQM)
1	2.550 X 1.505	3.838
2	3.930 X 1.775	6.970
3	3.790 X 1.230	4.662
4	3.590 X 4.890	17.544
5	0.380 X 2.730	1.041
6	5.720 X 2.175	



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

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 architecture urban design hospitality interior

DRAWING NO. **S-08** REVISION

(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

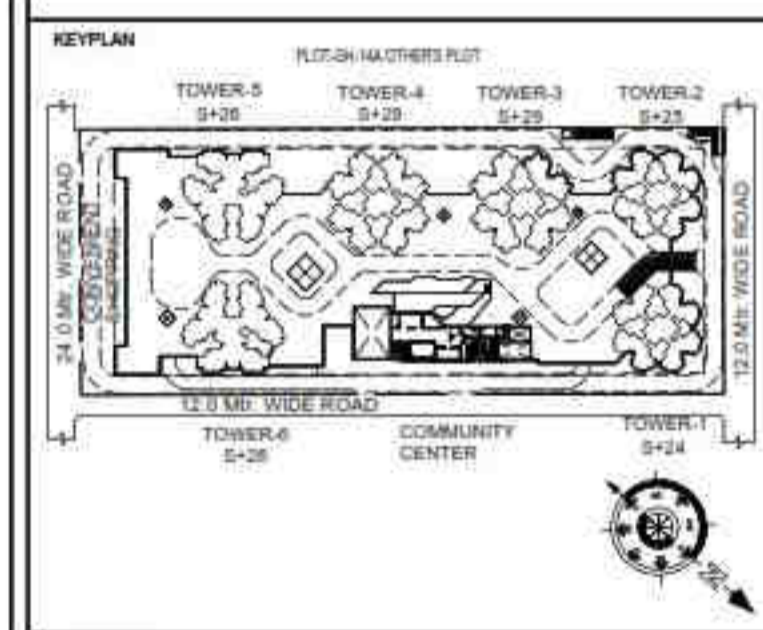
E.V. PARKING AREA CALCULATION BASEMENT-1
 TOTAL REQUIRED PARKING = 1525 ECS
 5% E.V. PARKING = 1525 / 100 X 5 = 76.25 = (SAY) 76 ECS.
 PROPOSED E.V. PARKING = 2288.23 / 30 = 76.25 = (SAY) 76 ECS

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.



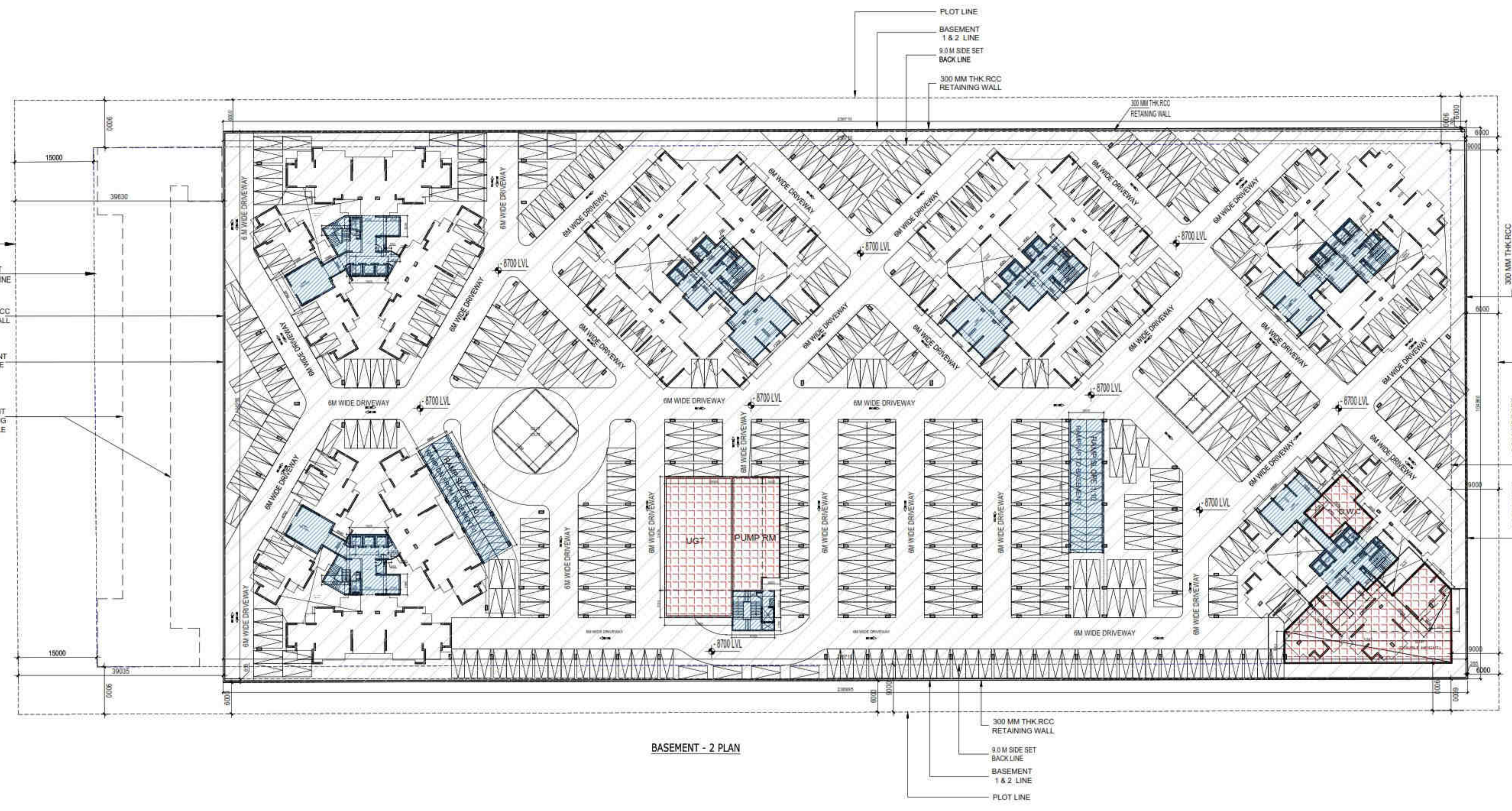
PROJECT
**PROPOSED GROUP HOUSING
RG PLEIADES AT PLOT NO: - GH-14B,
SECTOR-01, GREATER NOIDA, (U.P.)
FOR Kvir TOWERS PVT. LTD.**

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
Confluence
NEW DELHI, INDIA
F-1, FIRST FLOOR, MIRA CORPORATE SUITES,
ISHWAR NAGAR, NEW DELHI 110085
Ph: +91-11-26928884 www.confluence.com Member of IASCI
Ph: +91-11-40564768 www.mirrortowers.com ISO - 9001: 2000
architecture urban design hospitality interior

DRAWING NO. **S-10** REVISION



BASEMENT - 2 PLAN

LEGEND :-

[Hatched Area]	BASEMENT AREA
[Blue Area]	NON F.A.R AREA LOBBY & RAMP AREA
[Red Grid Area]	15% SERVICES AREA
[White 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

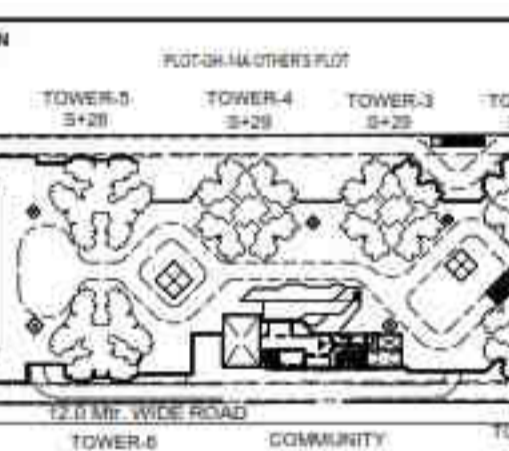


LEGENDS

- 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

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

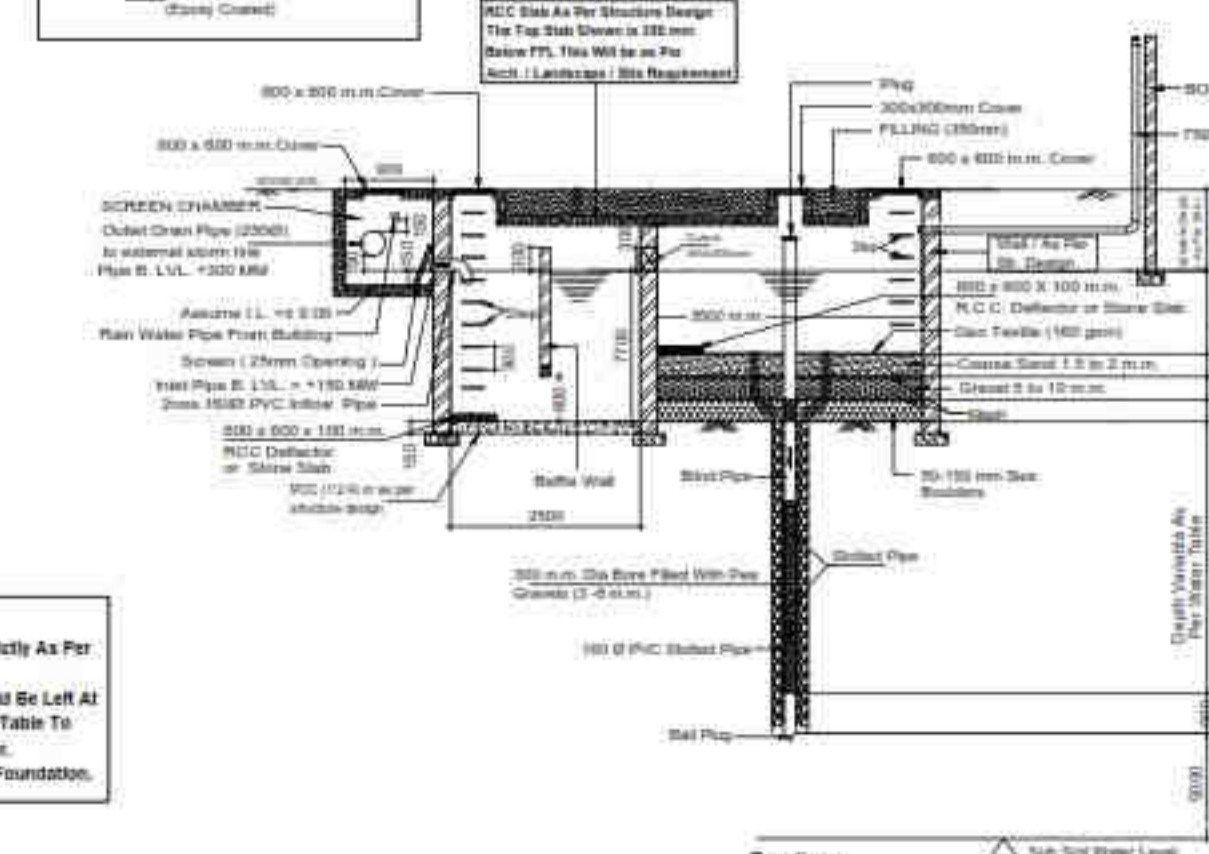
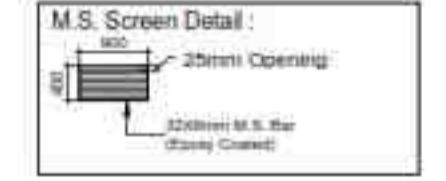
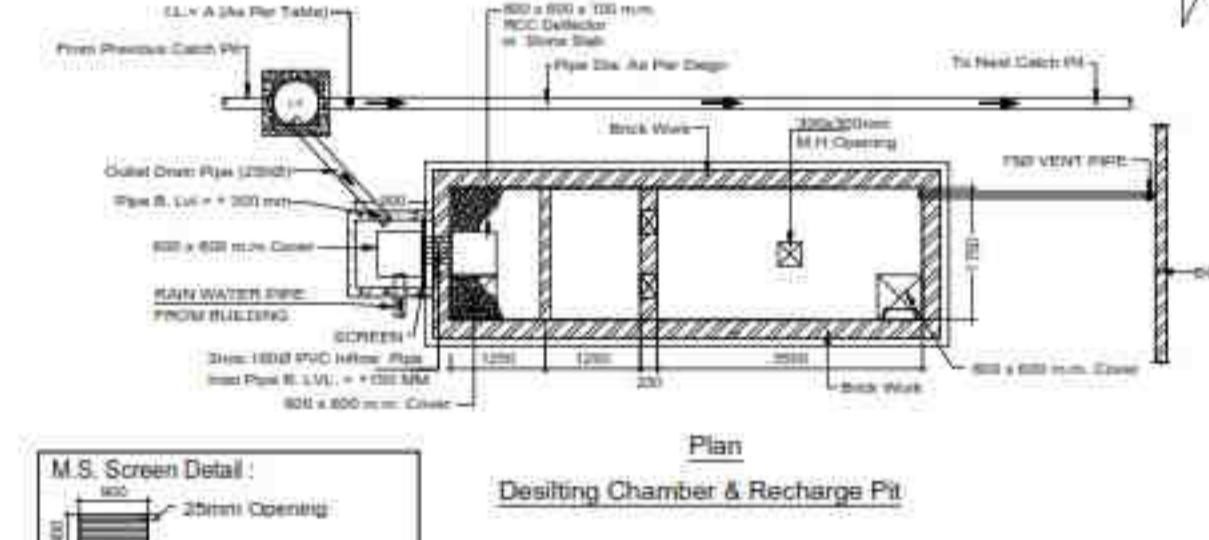
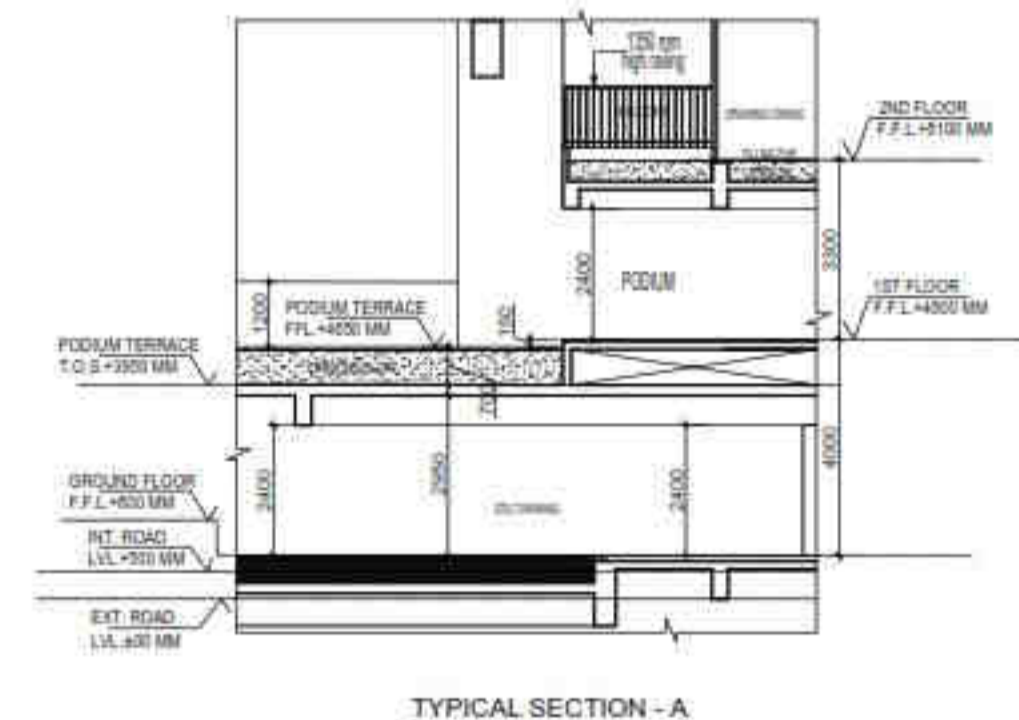
ARCHITECTS: Confluence NEW DELHI, INDIA
 F-1, FIRST FLOOR, MIRA CORPORATE SUITES, ISHWAR NAGAR, NEW DELHI 110085

PH: +91-11-26525854, +91-11-40564768
 WWW.CONFLUENCE.COM, WWW.MOVIDEAS.COM
 NUMBER OF: 1000, ISO - 9001:2000
 ARCHITECTURE, URBAN DESIGN, HOSPITALITY, INTERIOR

S.NO.	PARTICULARS	AREA (SQMT)
F	5460 X 12875	69980
TOTAL F.A.R AREA		69980

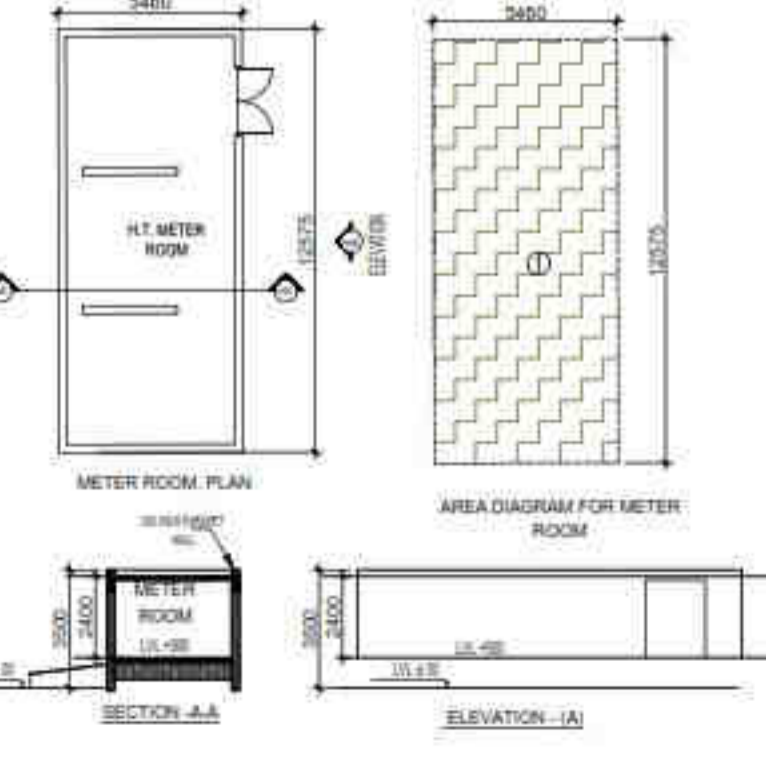
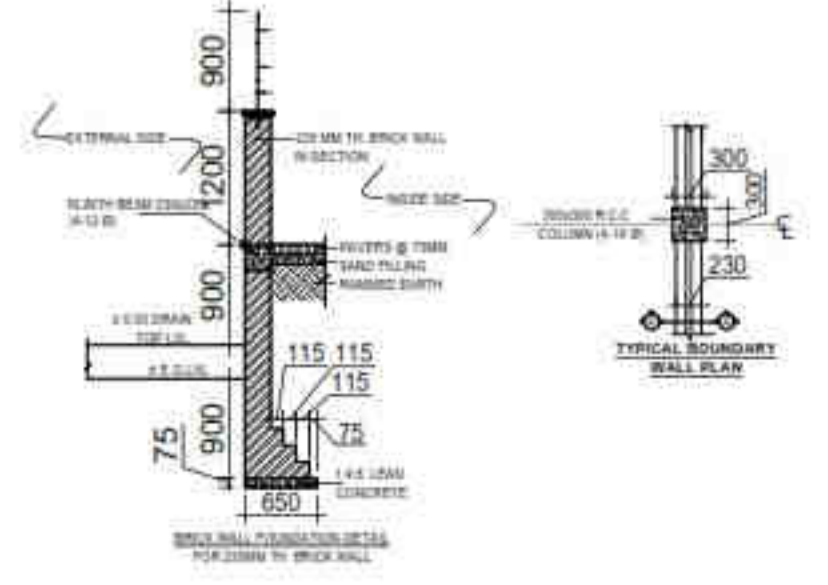
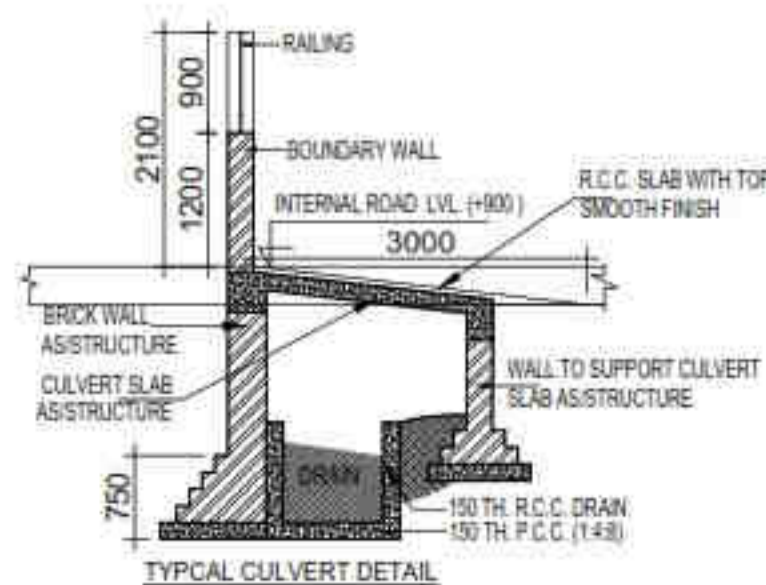
S.NO.	PARTICULARS	AREA (SQMT)
A	2300 X 3600 X 2	21520
B	3400 X 2200	7480
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R (A)		29000

SYMBOL KEY	BOTANICAL NAME	COMMON NAME	QUANTITIES	DESCRIPTION
	SALWEENIA VARESATI	KACHAR	120	DECIDUOUS TREE
	TREETHIA PERUVIANA	KAVAR	30	EVERGREEN TREE
	CALICESTEMON	BOTTLE BRUSH	30	EVERGREEN TREE
	BLUMEA ALBA	CHAMPA	30	EVERGREEN TREE
TOTAL TREE			210	



Note:

- All Wall / Slab / Base of RWH Shall Be Strictly As Per Structure Consultants Design & Detail.
- 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.
- The Slab Shall Start Below The Level of Foundation.

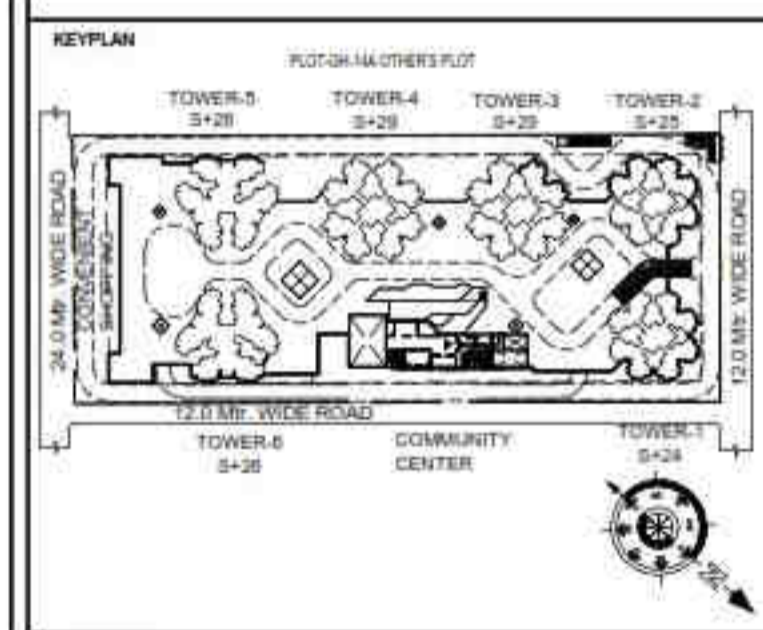




- LEGENDS**
- F.A.R AREA
 - 15% SERVICES AREA
 - NON F.A.R AREA
 - COUNTED IN 1/4 F.A.R AREA
 - NON F.A.R AREA STILT
 - AREA FOR GROUND COVERAGE USE ONLY
 - AREA FOR ARCHITECTURAL ELEMENTS
 - LAWN COUNTED ONLY FOR GROUND COVERAGE

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

F.A.R. AREA CALCULATION FOR METER ROOM

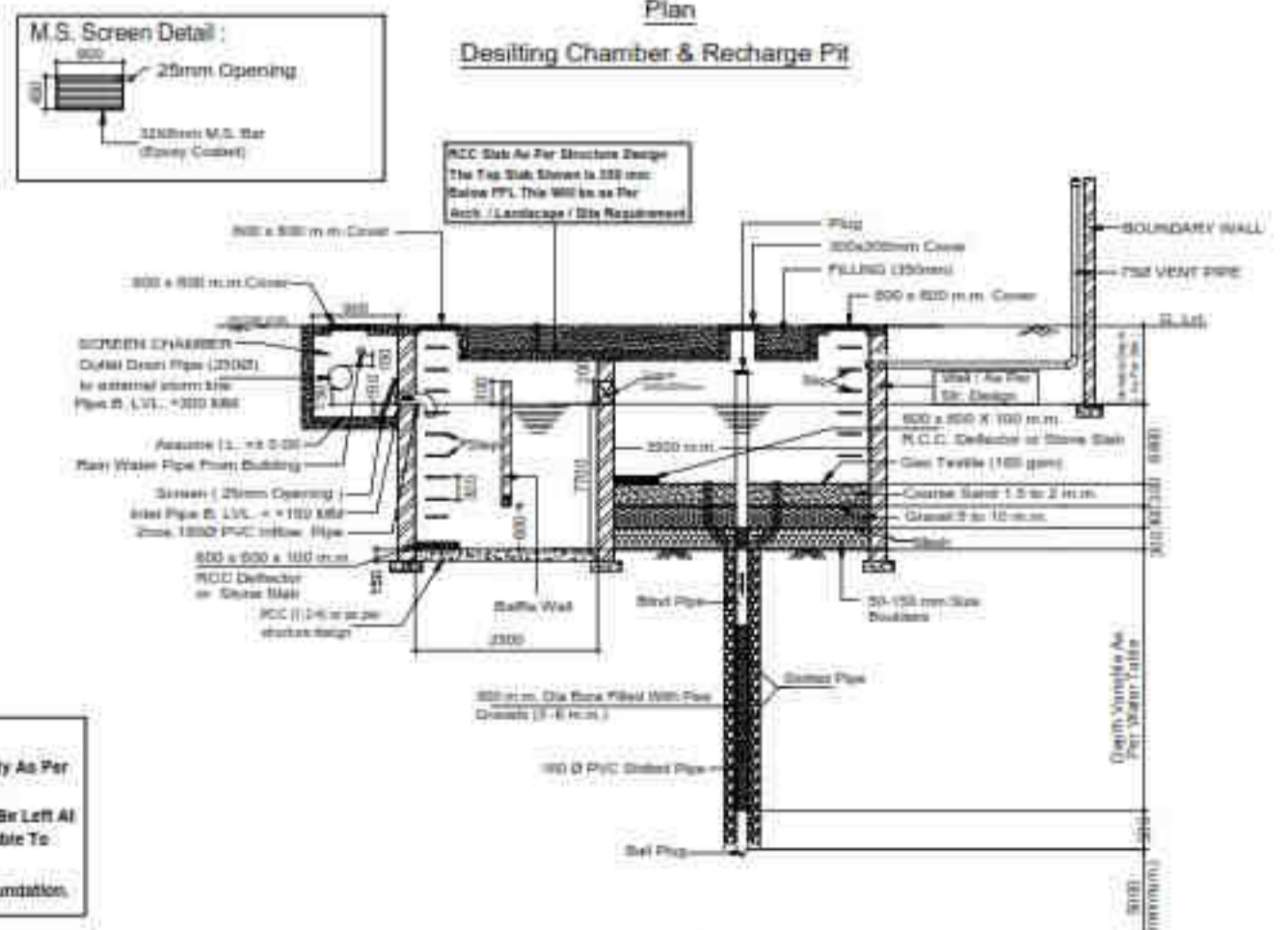
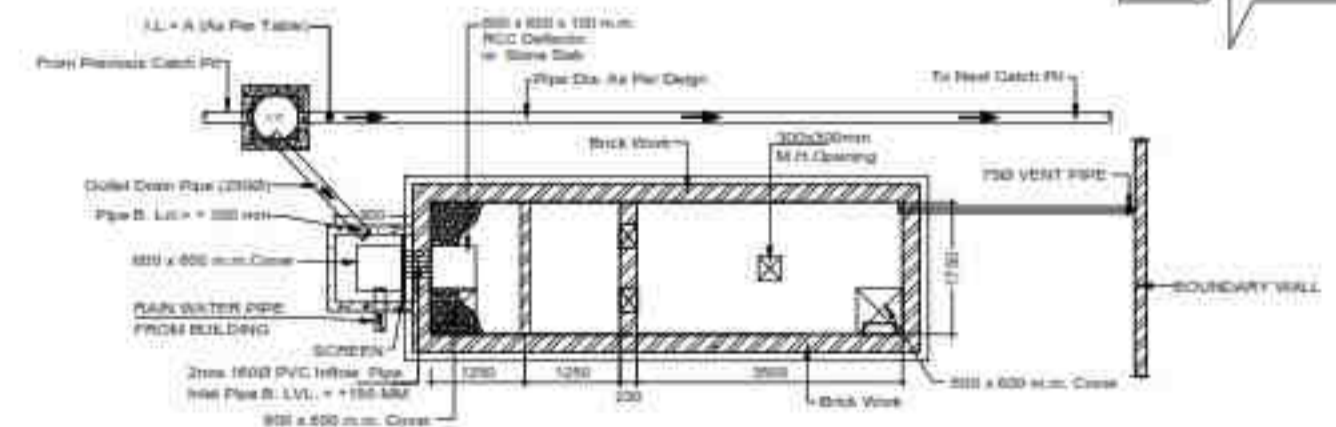
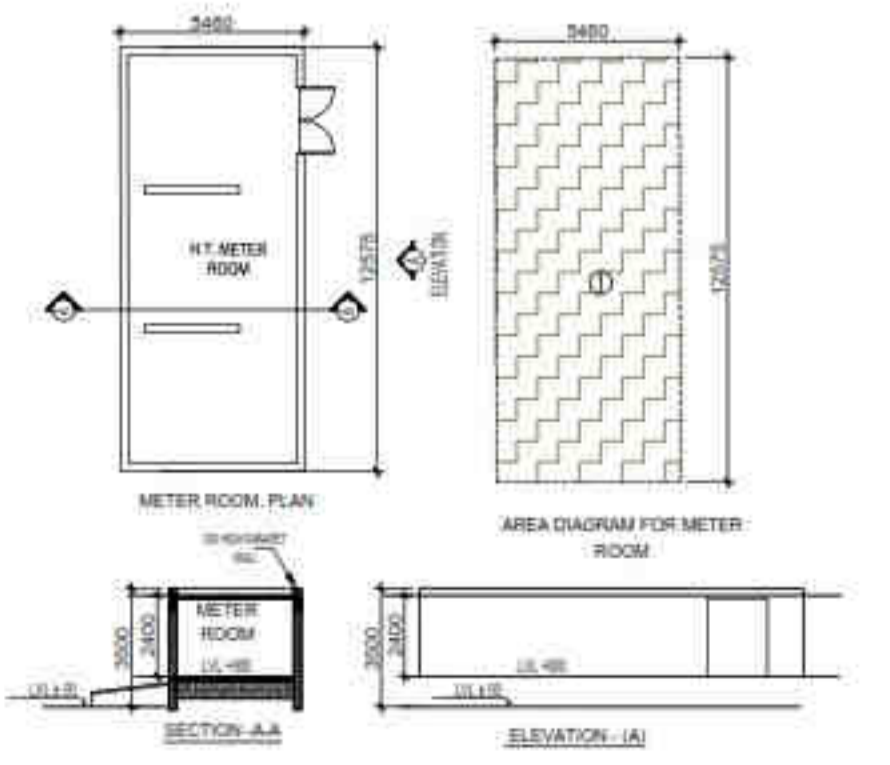
S.NO	PARTICULARS	AREA (SQMT)
1	5490 X 12.575	68.888
TOTAL F.A.R. AREA		68.888

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

S.NO	PARTICULARS	AREA (SQMT)
A	2390 X 3800	21.528
B	3450 X 2200	7.488
TOTAL CORRIDOR AREA CALCULATION TOWARDS 15% ADDITIONAL F.A.R. (A+B)		29.016

TREE SCHEDULE

SYMBOL KEY	BOTANICAL NAME	COMMON NAME	QUANTITIES	DESCRIPTION
(Symbol)	BALNA VAREGATA	KACHAR	120	DECIDUOUS TREE
(Symbol)	TREETA PERUVANA	KAVAR	30	EVERGREEN TREE
(Symbol)	CALISTEMON	BOTTLE BRUSH	30	EVERGREEN TREE
(Symbol)	BUTON WOOD MANGROVA	CONCOPUS	30	EVERGREEN TREE
(Symbol)	PLUMERIA ALBA	CHAMPA	30	EVERGREEN TREE
TOTAL TREE			240	



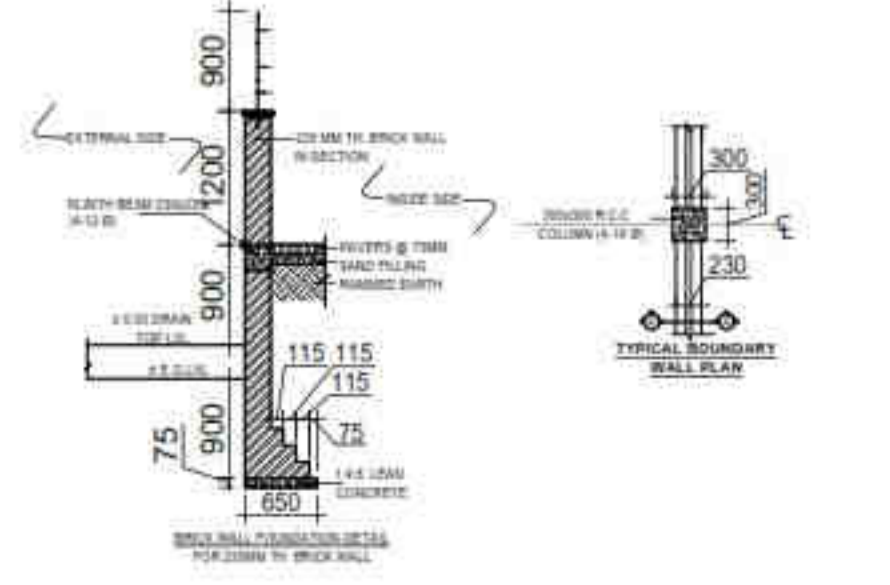
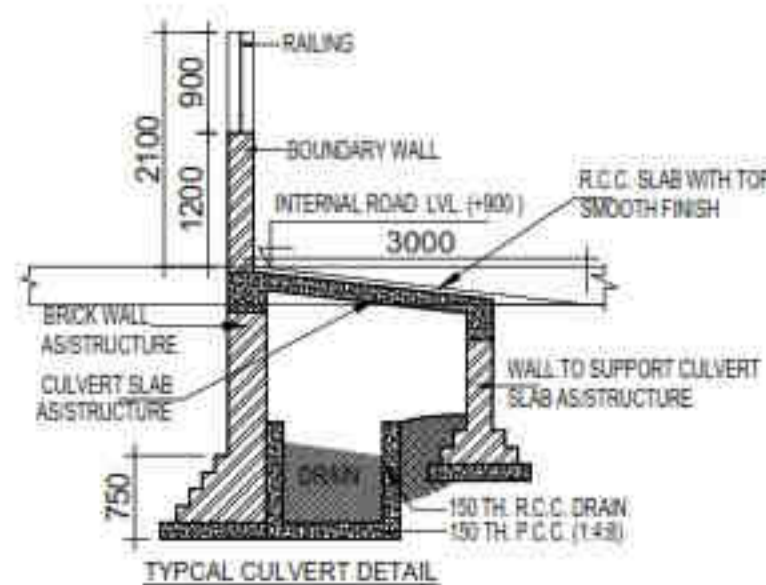
Grating Tank Size

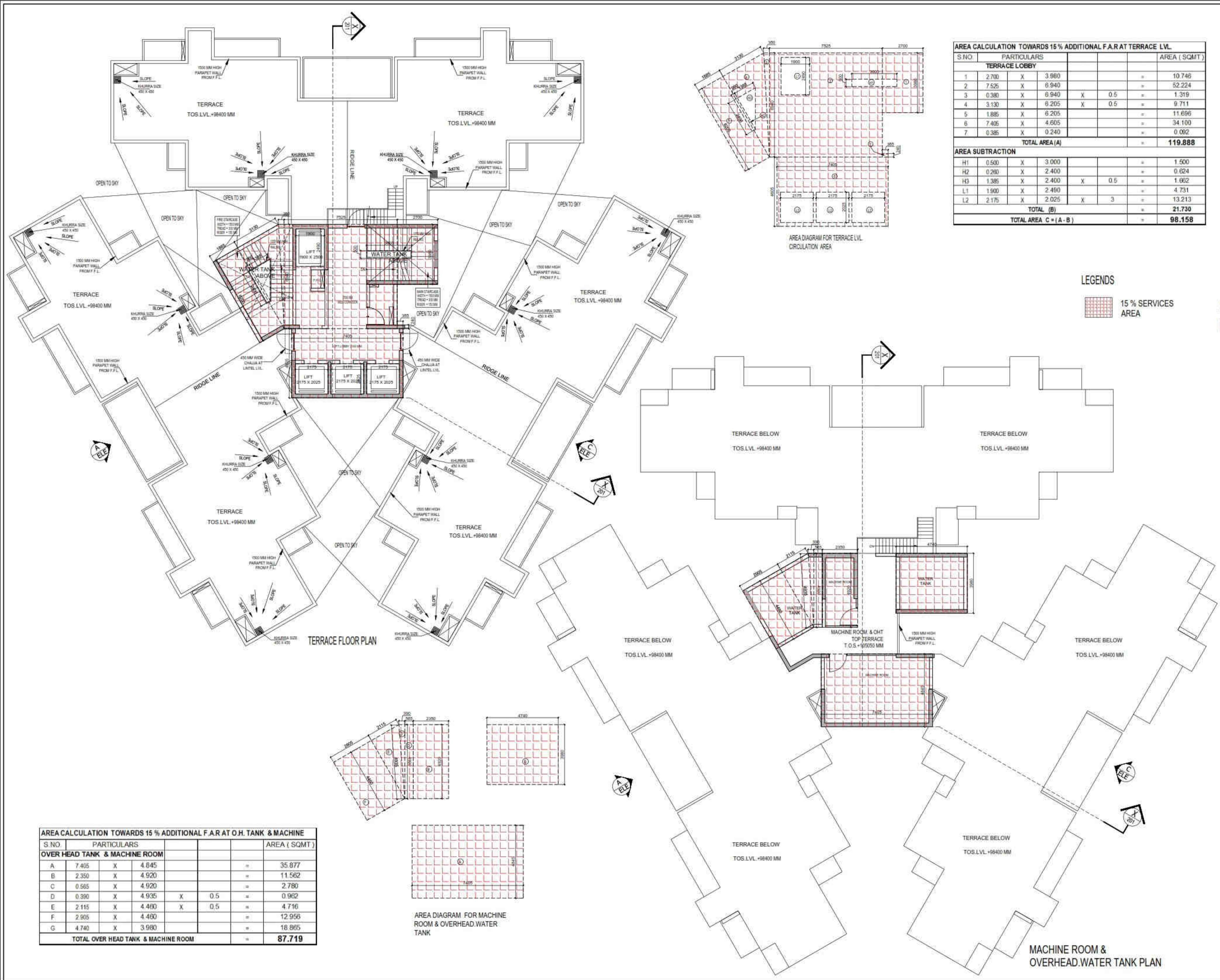
(L) = 2300 mm
(W) = 1750 mm
Depth (D) = 7700 mm

Recharge Pit Size

(L) = 3500 mm
(W) = 1700 mm
Depth (D) = 8800 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.





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'

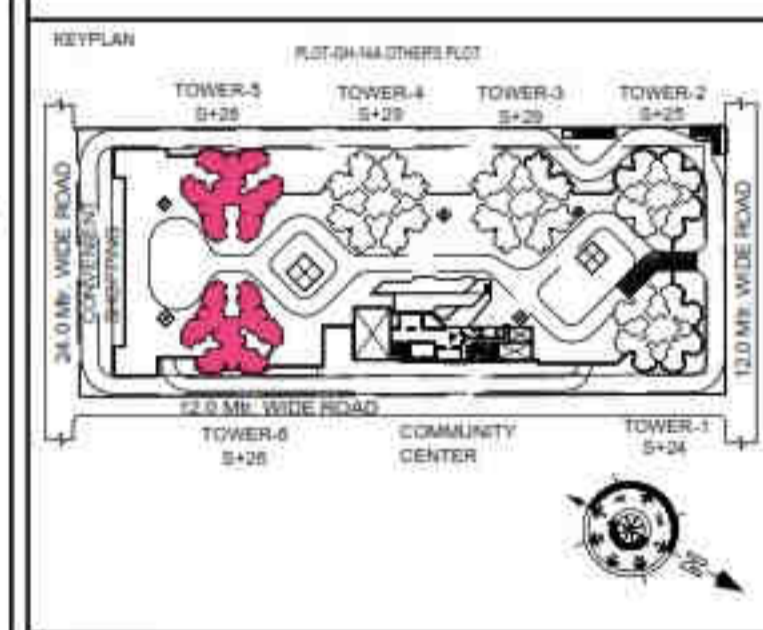
Amit Varma
 Digitally signed by Amit Varma
 Date: 2024.07.30 14:44:39 +05'30'

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.



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

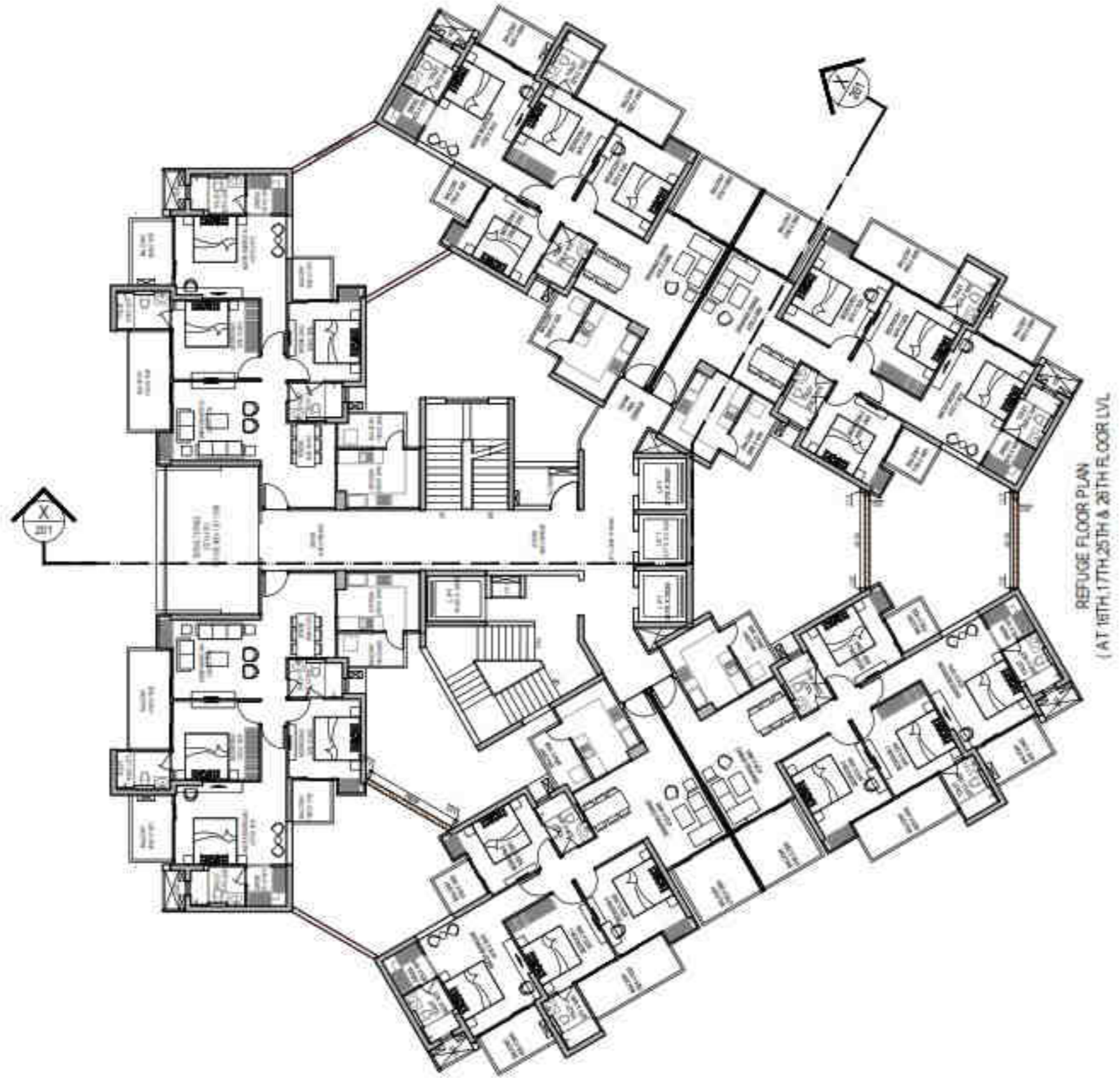
DRAWING TITLE
TERRACE MACHINE ROOM & OHT. LVL. PLAN

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
 Ph: +91-11-40564768
 www.confluence.com
 www.mirofutures.com
 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'

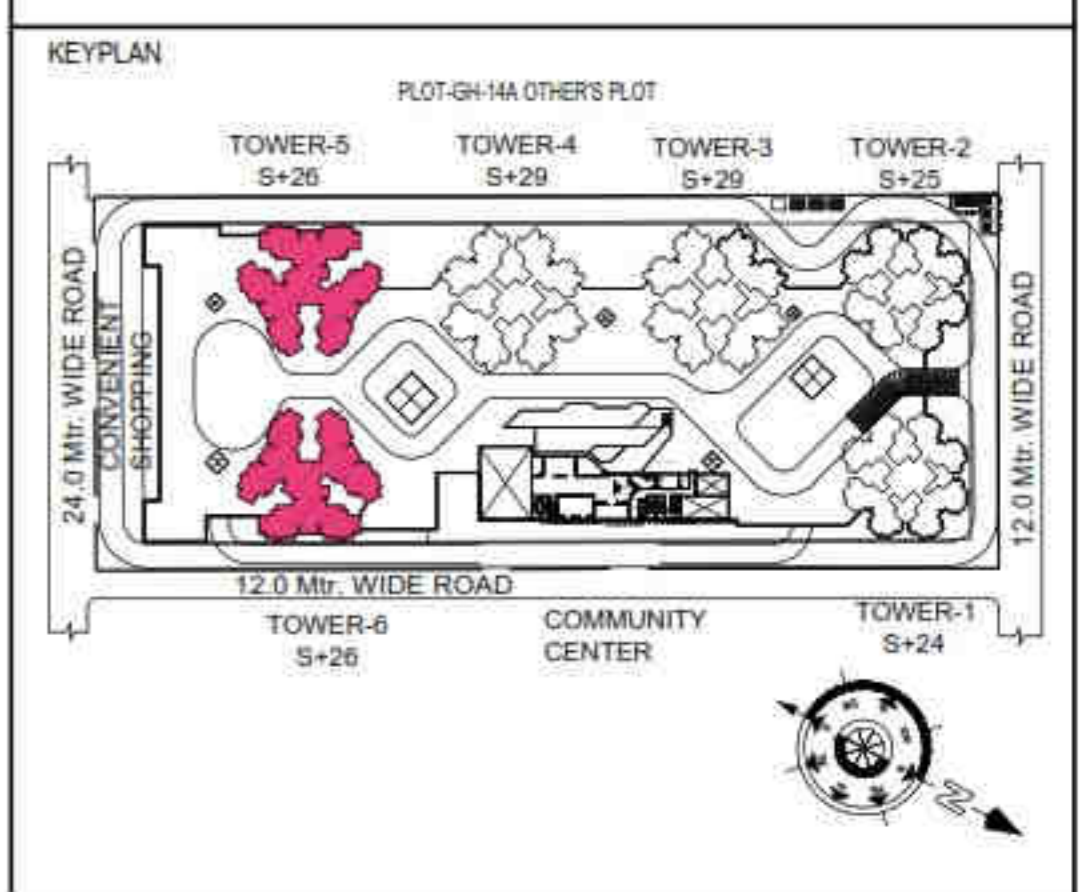
Amit Varma
 Digitally signed by Amit Varma
 Date: 2024.07.30 14:53:25 +05'30'

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

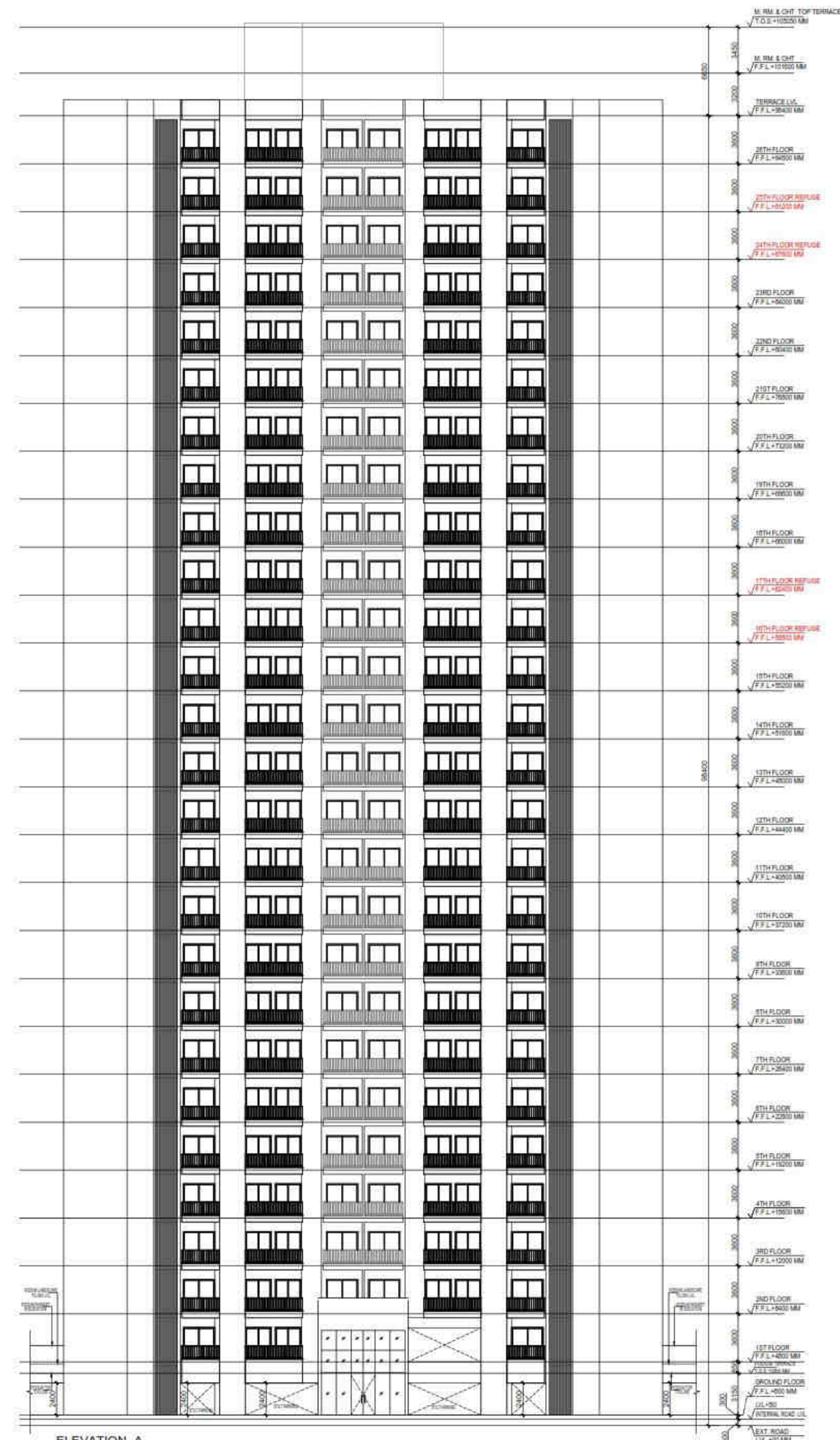
**TOWER- 5 & 6
 (S-26)**

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

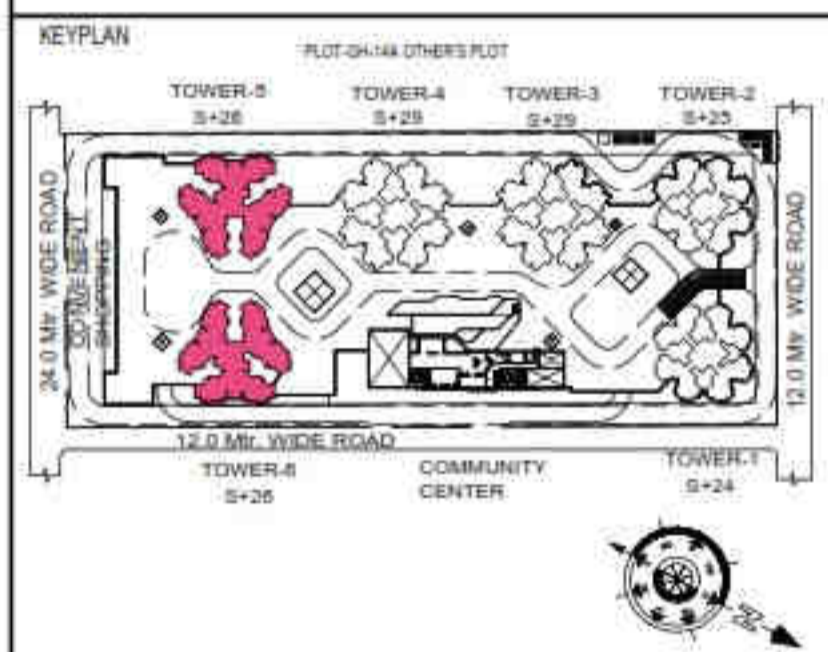
Amit Varma
 Digitally signed by Amit Varma
 Date: 2024.07.30 14:48:52 +05'30'

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 cca@confluence.com Member of IGBC
 Ph: +91-11-40954708 www.confluence.com ISO - 9001 : 2000
 architecture urban design hospitality interiors

DRAWING NO. **S-49** REVISION

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:-

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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 एस्कॉ एकाउंट खुलवाना सुनिश्चित करें।

भवदीया,


27/5/24
प्रबंधक (बिल्डर्स)