

LOCATION MAP



UNINAV BUILDCON PVT. LTD.

CIN: U70102DL2015PTC284318

Regd. Office: 206, S.F., Plot no. 9, LSC Savita Vihar, Near Yojna Vihar, Delhi-110092

Site Office: Uninav Residena, Raj Nagar Extn., Ghaziabad, U.P.

Website: www.uninav-utopia.co.in/uninav-residena/

Call: **7303806469**

Disclaimer: The promoter urges all applicants to visit the project site and make their own assessment before submitting an application for allotment. All images, visuals, materials and information provided are purely conceptual, creative or artistic in nature and may not reflect the actual product or amenities. Final design, including fit and finish, may differ from what is depicted here. All plans, specifications and layouts are preliminary and subject to change by the company or relevant authorities, with no legal responsibility on the company for such changes. The specified dimensions include wall-to-wall measurements and exclude finishing margins. There may be potential variations due to structural elements. Areas are approx. 1 Sq.Mtr. = 10.764 Sq.Ft. Drawings are not to scale and for reference only.

RERA Registration No.:
UPRERAPRJ991195/12/2024
<https://up-rera.in/projects>



UNINAV RESIDENA

Raj Nagar Extension, Ghaziabad, U.P.

Perfect Blend of

Peace and Joy



Uninav Residena offers thoughtfully designed apartments in a range of sizes, nestled within a modern, gated community in the vibrant Raj Nagar Extension, Ghaziabad, U.P. This development sets a new benchmark for contemporary living, blending privacy and convenience seamlessly.

One of the key highlights of Uninav Residena is its strategic location, just 30 minutes away from the hustle and bustle of Delhi. It offers the ideal blend of peaceful tranquility and excellent connectivity. With thoughtfully designed living spaces, Uninav Residena redefines modern living, giving you the freedom to shape your lifestyle according to your preferences.

At Uninav Residena, we are committed to excellence, ensuring every detail of the construction reflects superior quality and craftsmanship. From the finest materials to the impeccable design, every aspect is crafted to exceed your expectations and elevate your living experience.

Raj Nagar Extension is undergoing rapid growth, driven by rapidly expanding infrastructure and upcoming residential and commercial developments. The expanding road connectivity, Metro expansion and Rapid Rail further boost its potential, making it an ideal and rapidly appreciating locality.

The area is lively and fully developed, surrounded by schools, shopping malls, markets, banquet halls, hotels, office spaces, hospitals, and a Metro station, offering a well-connected and vibrant environment.

Uninav Residena stands as the centrepiece of a location that is booming with energy.

- ✓ Dedicated 100 acres City Forest with in 1 kms.
- ✓ Elevated road to Delhi with in 2 kms.
- ✓ Nearest metro station Hindon River with in 3 kms.
- ✓ Delhi-Meerut Rapid Rail station with in 4 kms.
- ✓ Upcoming BCCI cricket stadium with in 2 kms.
- ✓ Hindon Airport Domestic Civil Terminal with in 7 kms.
- ✓ Reputed Schools like GD Goenka, DPS, ICON Day Care & Play School, Bachpan Play School in close proximity.
- ✓ Yashoda Hospital with in 6 kms.
- ✓ Mall / Commercial complex in close Vicinity.



4BHK Floor Plan (Type-1)



- ✓ 4 Bedrooms ✓ 1 Kitchen ✓ 1 Drawing Room ✓ 4 Toilets
- ✓ 5 Balconies ✓ 1 Store ✓ 1 Dining Area ✓ 2 Dress

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
1576.06 Sq.Ft.	481.58 Sq.Ft.	101.94 Sq.Ft.	2159.58 Sq.Ft.	2850.00 Sq.Ft.
146.42 Sq.Mtr.	44.74 Sq.Mtr.	9.47 Sq.Mtr.	200.63 Sq.Mtr.	264.77 Sq.Mtr.

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3BHK Floor Plan (Type-2)



- ✓ 3 Bedrooms ✓ 1 Kitchen ✓ 1 Drawing Room ✓ 4 Toilets
- ✓ 4 Balconies ✓ 1 Study ✓ 1 Dining Area ✓ 2 Dress

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
1367.35 Sq.Ft.	433.89 Sq.Ft.	82.24 Sq.Ft.	1883.48 Sq.Ft.	2350.00 Sq.Ft.
127.03 Sq.Mtr.	40.31 Sq.Mtr.	7.64 Sq.Mtr.	174.98 Sq.Mtr.	218.32 Sq.Mtr.

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3BHK Floor Plan (Type-3)



- ✓ 3 Bedrooms
- ✓ 1 Kitchen
- ✓ 1 Drawing Room
- ✓ 4 Toilets
- ✓ 5 Balconies
- ✓ 1 Study
- ✓ 1 Dining Area
- ✓ 2 Dress

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
1303.95 Sq.Ft.	307.95 Sq.Ft.	85.15 Sq.Ft.	1697.05 Sq.Ft.	2250.00 Sq.Ft.
121.14 Sq.Mtr.	28.61 Sq.Mtr.	7.91 Sq.Mtr.	157.66 Sq.Mtr.	209.03 Sq.Mtr.

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3BHK Floor Plan (Type-4)



- ✓ 3 Bedrooms
- ✓ 1 Kitchen
- ✓ 1 Drawing Room
- ✓ 3 Toilets
- ✓ 4 Balconies
- ✓ 1 Store
- ✓ 1 Dining Area
- ✓ 1 Dress

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
1175.64 Sq.Ft.	296.98 Sq.Ft.	96.66 Sq.Ft.	1569.28 Sq.Ft.	2150.00 Sq.Ft.
109.22 Sq.Mtr.	27.59 Sq.Mtr.	8.98 Sq.Mtr.	145.79 Sq.Mtr.	199.74 Sq.Mtr.

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3BHK Floor Plan (Type-5)



- ✓ 3 Bedrooms ✓ 1 Kitchen ✓ 1 Drawing / Dining ✓ 3 Toilets
- ✓ 3 Balconies ✓ 2 Dress

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
970.91 Sq.Ft.	194.29 Sq.Ft.	80.73 Sq.Ft.	1245.93 Sq.Ft.	1725.00 Sq.Ft.
90.20 Sq.Mtr.	18.05 Sq.Mtr.	7.50 Sq.Mtr.	115.75 Sq.Mtr.	160.26 Sq.Mtr.

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3BHK Floor Plan (Type-6)



- ✓ 3 Bedrooms ✓ 1 Kitchen ✓ 1 Drawing / Dining ✓ 3 Toilets
- ✓ 3 Balconies ✓ 1 Dress

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
954.44 Sq.Ft.	174.37 Sq.Ft.	97.31 Sq.Ft.	1226.12 Sq.Ft.	1695.00 Sq.Ft.
88.67 Sq.Mtr.	16.20 Sq.Mtr.	9.04 Sq.Mtr.	113.91 Sq.Mtr.	157.47 Sq.Mtr.

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3BHK Floor Plan (Type-6A)



- ✓ 3 Bedrooms ✓ 1 Kitchen ✓ 1 Drawing / Dining ✓ 3 Toilets
- ✓ 3 Balconies ✓ 1 Dress

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
945.94 Sq.Ft.	186.54 Sq.Ft.	78.47 Sq.Ft.	1210.95 Sq.Ft.	1695.00 Sq.Ft.
87.88 Sq.Mtr.	17.33 Sq.Mtr.	7.29 Sq.Mtr.	112.50 Sq.Mtr.	157.47 Sq.Mtr.

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2BHK Floor Plan (Type-7) Tower - H



- ✓ 2 Bedrooms ✓ 1 Kitchen ✓ 1 Drawing / Dining ✓ 2 Toilets
- ✓ 4 Balconies

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
549.60 Sq.Ft.	222.92 Sq.Ft.	46.72 Sq.Ft.	819.24 Sq.Ft.	1125.00 Sq.Ft.
51.06 Sq.Mtr.	20.71 Sq.Mtr.	4.34 Sq.Mtr.	76.11 Sq.Mtr.	104.52 Sq.Mtr.

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2BHK Floor Plan (Type-8) Tower - H



- ✓ 2 Bedrooms
- ✓ 1 Kitchen
- ✓ 1 Drawing / Dining
- ✓ 2 Toilets
- ✓ 3 Balconies

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
540.13 Sq.Ft.	158.23 Sq.Ft.	56.19 Sq.Ft.	754.55 Sq.Ft.	1015.00 Sq.Ft.
50.18 Sq.Mtr.	14.70 Sq.Mtr.	5.22 Sq.Mtr.	70.09 Sq.Mtr.	94.30 Sq.Mtr.

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2BHK Floor Plan (Type-9) Tower - H



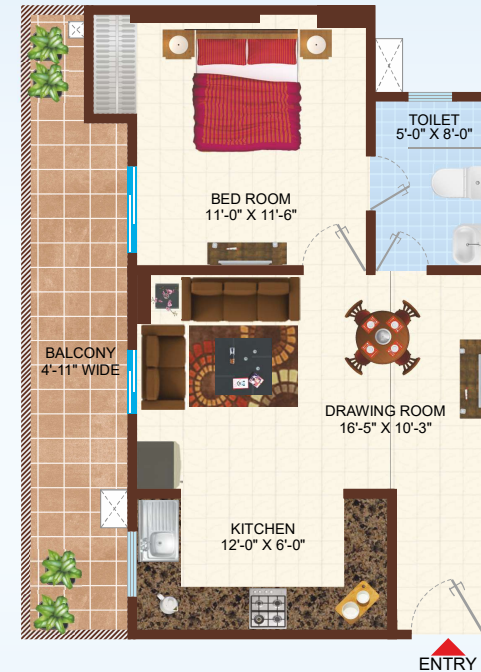
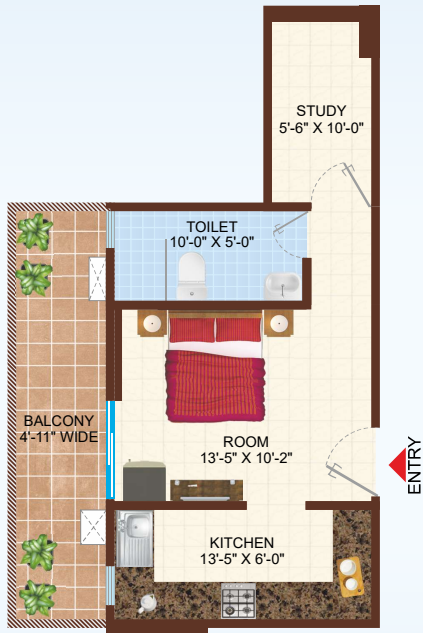
- ✓ 2 Bedrooms
- ✓ 1 Kitchen
- ✓ 1 Drawing / Dining
- ✓ 2 Toilets
- ✓ 3 Balconies

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
559.83 Sq.Ft.	141.86 Sq.Ft.	58.78 Sq.Ft.	760.47 Sq.Ft.	1015.00 Sq.Ft.
52.01 Sq.Mtr.	13.18 Sq.Mtr.	5.46 Sq.Mtr.	70.65 Sq.Mtr.	94.30 Sq.Mtr.

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Type-10

Type-10A



- ✓ 1 Bedroom
- ✓ 1 Balcony
- ✓ 1 Kitchen
- ✓ 1 Study
- ✓ 1 Toilet

- ✓ 1 Bedroom
- ✓ 1 Balcony
- ✓ 1 Kitchen
- ✓ 1 Drawing Room
- ✓ 1 Toilet

- ✓ 1 Bedroom
- ✓ 1 Kitchen
- ✓ 1 Drawing Room
- ✓ 1 Toilet
- ✓ 1 Balcony

Carpet Area	348.43 Sq.Ft.	32.37 Sq.Mtr.
Balcony Area	149.51 Sq.Ft.	13.88 Sq.Mtr.
External Wall	37.99 Sq.Ft.	3.52 Sq.Mtr.
Covered Area	535.93 Sq.Ft.	49.79 Sq.Mtr.
Total Area	715.00 Sq.Ft.	66.42 Sq.Mtr.

Carpet Area	381.58 Sq.Ft.	35.45 Sq.Mtr.
Balcony Area	155.64 Sq.Ft.	14.46 Sq.Mtr.
External Wall	99.79 Sq.Ft.	9.27 Sq.Mtr.
Covered Area	637.01 Sq.Ft.	59.18 Sq.Mtr.
Total Area	850.00 Sq.Ft.	78.97 Sq.Mtr.

Carpet Area	Balcony Area	External Wall	Covered Area	Total Area
453.91 Sq.Ft.	133.79 Sq.Ft.	39.84 Sq.Ft.	627.54 Sq.Ft.	825.00 Sq.Ft.
42.17 Sq.Mtr.	12.43 Sq.Mtr.	3.70 Sq.Mtr.	58.30 Sq.Mtr.	76.64 Sq.Mtr.



SPECIFICATIONS

STRUCTURE

Earthquake Resistant RCC frame structure
(Approved by IIT, Roorkee)



DRAWING ROOM / DINING ROOM

Floors Vitrified Tiles
Walls & Ceiling Oil Bound Distemper (O.B.D.)
Doors & Windows Flush/Skin Doors, Wooden Frames / Aluminium Frames

BEDROOMS

Floors Vitrified Tiles
Walls & Ceiling Oil Bound Distemper (O.B.D.)
Doors & Windows Flush Doors, Wooden Frames / Aluminium Frames



KITCHEN

Floors Vitrified Tiles / Anti-skid Ceramic Tiles
Fixtures Granite/Stone Counter, Stainless Steel Sink,
Provision for R. O.
Walls Oil Bound Distemper, 2 ft. high Ceramic Tiles above Counter



PLUMBING

C.P.V.C. / P.V.C. Pipes

ELECTRICAL FITTINGS

Standard Quality Branded Switches, Sockets, ISI Copper Wires

BALCONIES

Floors Anti-skid Ceramic Tiles
Fixtures & Fittings Provision for washing in one balcony
Doors & Windows U.P.V.C. / Wooden / Aluminium frame with glass window



TOILETS

Floors Anti-skid Ceramic tiles
Fixtures Reputed brand, Provision for geyser, glazed tiles on walls upto door level, European Style WC, Washbasin & Cistern in all toilets.
Doors & Windows Flush Doors, Wooden Frames / Aluminum Frames

LIFT LOBBY

Floors Pattern with Granite / Marble / Vitrified Tiles / Ceramic Tiles
Facia Granite / Vitrified Tiles
Ceiling Oil Bound Distemper (O.B.D.)



CORRIDOR

Floors Vitrified Tiles / Ceramic Tiles
Ceiling Oil Bound Distemper (O.B.D.)

Note: Colour & Design of Tiles may change subject to availability and discretion of the company or any other competent authority. Variation in colour / texture of tiles, marbles, granite and wood / wooden products may occur.

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ADVANTAGES & FEATURES

- ✓ 24 Hrs Power Backup
(Payment Basis)
- ✓ 24 X 7 Gated Security
- ✓ Ample Parking Space
- ✓ Badminton Court in Green
- ✓ Branded Lift
- ✓ Club / Community Hall
- ✓ Fire Fighting System
- ✓ Health Club & Gym
- ✓ Intercom Facility
- ✓ Kids Play Area
- ✓ Landscape Garden
- ✓ Pool Table & Other Indoor Sports
- ✓ Rain Water Harvesting System
- ✓ Swimming Pool / Water Body



SITE PLAN



30 Mtr. Road

Not to Scale

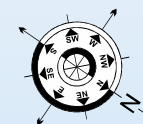
Tower - A to G :
Basement + Stilt + 14 Floors

- Type - 01 (4BHK + 4 Toilets + Store)
- Type - 02 (3BHK + 4 Toilets + Study)
- Type - 03 (3BHK + 4 Toilets + Study)
- Type - 04 (3BHK + 3 Toilets + Store)
- Type - 05 (3BHK + 3 Toilets)
- Type - 06 (3BHK + 3 Toilets)
- Type - 06A (3BHK + 3 Toilets)

Tower - H : Commercial + Residential
Basement + Ground + 13 Floors

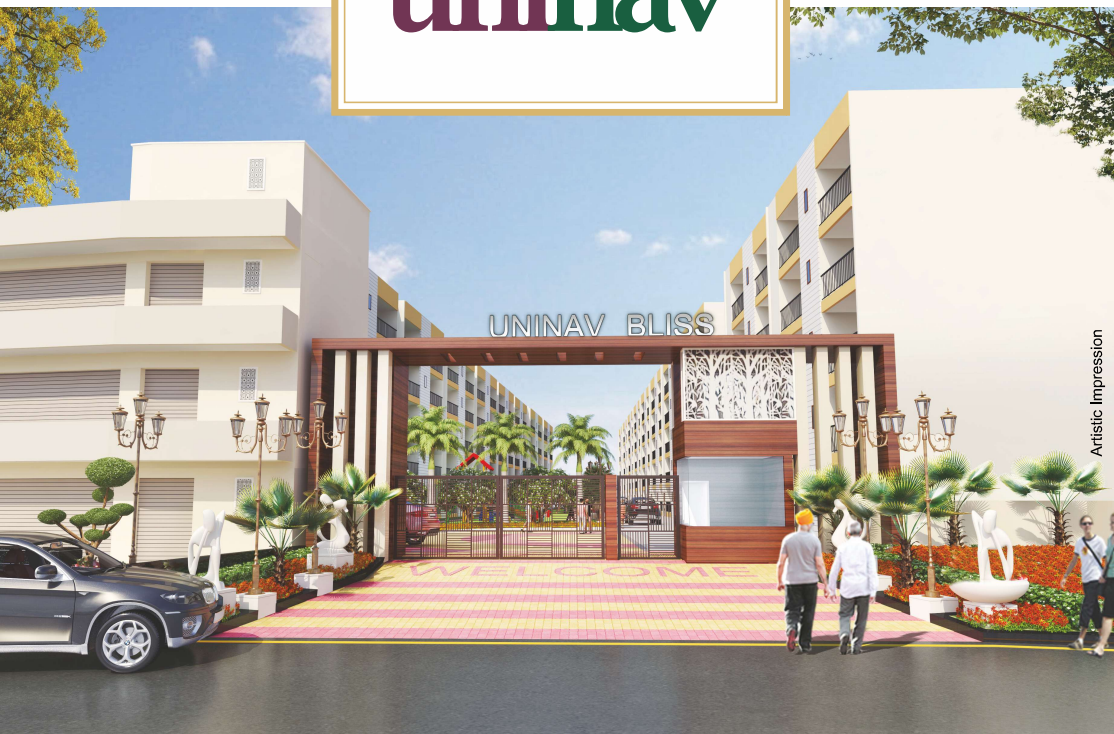
- Type - 7 (2 BHK + 2 Toilets)
- Type - 8 (2 BHK + 2 Toilets)
- Type - 9 (2 BHK + 2 Toilets)
- Type - 10 (1 BHK + 1 Toilet)
- Type - 10A (1 BHK + 1 Toilet)
- Type - 11 (1 BHK + 1 Toilet)

- A. Entry / Exit
- B. Guard Groom
- C. Landscape Green
- D. Kiosk
- E. Swimming Pool / Water Body
- F. Play Area
- G. Parking
- H. Basement Ramp
- I. Space for E.S.S.
- J. HT Meter Room





Artistic Impression



Artistic Impression

ABOUT US

Founded in 2011, Uninav Group is built on the principle of delivering quality construction at affordable prices. With a passion for on-time delivery, we have established a distinct identity in the real estate sector. However, our true foundation has always been our commitment to our customers and stakeholders.

We aspire to bring Urban Revolution by creating innovative and sustainable projects that transform modern living into a convenient, comfortable, and healthy experience.

Our alliances with leading banks and financial institutions ensures a seamless process and timely completion of all formalities, providing added convenience for our customers.

Our in-house expertise, coupled with a team

of experienced architects, planners, and contractors, guided by our highly qualified promoters and a culture of excellence, has consistently enabled us to deliver high-quality homes on time, every time.

We have meticulously conceptualized, planned, built, and **timely delivered over two million square feet** across multiple projects, including **Uninav Heights, Uninav Bliss, Uninav Eden** and **Uninav Utopia** in Raj Nagar Extension, Ghaziabad.

Another signature project, **Uninav Residena**, is currently under construction by the group's subsidiary, Uninav Buildcon Pvt. Ltd.

We have also got ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018 Certifications.

