

## LOCATION MAP



Home Loan available from Leading Banks  
& Financial Institutions

### UNINAV DEVELOPERS PVT. LTD.

CIN: U70102DL2011PTC217470  
Regd. Office: Plot No. 330, First Floor, Patparganj F.I.E., Delhi-110092, Ph.:43103627

Site Office: Uninav Utopia, Raj Nagar Extn., NH-58, Ghaziabad

Website: [www.uninavutopia.com](http://www.uninavutopia.com)

E-mail: [info@uninavdevelopers.com](mailto:info@uninavdevelopers.com), [sales@uninavdevelopers.com](mailto:sales@uninavdevelopers.com)

Call: **8800153336**

UP RERA Regd. No.: UPRERAPRJ869140

Disclaimer:- Visual representation of images and elevation shown in this brochure are purely conceptual. All plans, specifications, layouts etc. are tentative and subject to variations and modifications by the company or the competent authorities and the company does not bear any legal consequences for it. These areas are approx. 1 Sq.Mtr. = 10.764 Sq.Ft. Drawings are not to scale and for reference only.

# Uninav UTOPIA

4 BHK & 3 BHK Low Rise Apartments

*Aura* of  
Home Elegance



0723

Raj Nagar Extn., NH-58, Ghaziabad

Uninav Utopia, well-appointed Low Rise 4BHK, 3BHK Flats & Service Apartments are the part of an ultra-modern gated residential society which are the unique & latest trend in Raj Nagar Extension, Ghaziabad. Here you get to enjoy the facilities and amenities of group housing without having to compromise on anything.

Conveniently located, Uninav Utopia offers you privacy and tranquillity despite being just 30 minutes away from the hustle and bustle of the Delhi. With spacious living spaces Uninav Utopia elevates the standards of modern living. Come indulge in an independent lifestyle that gives you the freedom of privacy and living as per your own choice.

An exceptional standard of aesthetic can only be built on superior quality of material. At Uninav Utopia, we have made sure that every aspect of the building and the build quality is best-in-class and is meant to delight you at every touch and interaction.

## ADVANTAGES & FEATURES

- ✓ Free Hold Property / Land
- ✓ Sustainable design with visionary features
- ✓ Pollution free Environment
- ✓ Spacious Balcony with every room
- ✓ Dedicated lift in each block
- ✓ Convenient Shops within Project
- ✓ Health Club & Gymnasium
- ✓ Ample parking space
- ✓ 24 Hours power back-up
- ✓ 24x7 Gated Security
- ✓ Provision for Modular Kitchen
- ✓ Provision for R.O. in each flat
- ✓ Fire Fighting System
- ✓ 24 hours Water Supply
- ✓ Intercom Facility
- ✓ Rain Water Harvesting
- ✓ Restricted entry for petty vendors
- ✓ Landscaping Garden



# 4BHK FLOOR PLAN (GF)



Carpet Area	Balcony Area	External Wall	Covered Area	Super Area
1455.83 Sq.Ft.	352.10 Sq.Ft.	116.47 Sq.Ft.	1924.40 Sq.Ft.	2650.00 Sq.Ft.
135.25 Sq.Mtr.	32.71 Sq.Mtr.	10.82 Sq.Mtr.	178.78 Sq.Mtr.	246.19 Sq.Mtr.

- 4 Bedrooms
- 1 Kitchen
- 1 Drawing / Dining
- 3 Dress
- 3 Balconies
- 1 Study
- 4 Toilets

# 4BHK FLOOR PLAN



Typical Floor Plan-Floors 1 to 4, Block - A1 to A5, B1 to B2, C1 to C5

Carpet Area	Balcony Area	External Wall	Covered Area	Super Area
1455.83 Sq.Ft.	352.10 Sq.Ft.	116.47 Sq.Ft.	1924.40 Sq.Ft.	2650.00 Sq.Ft.
135.25 Sq.Mtr.	32.71 Sq.Mtr.	10.82 Sq.Mtr.	178.78 Sq.Mtr.	246.19 Sq.Mtr.

- 4 Bedrooms
- 1 Kitchen
- 1 Drawing / Dining
- 3 Dress
- 3 Balconies
- 1 Study
- 4 Toilets

# 3BHK FLOOR PLAN



Typical Floor Plan - All Floors, Block D1 to D3

Carpet Area	Balcony Area	External Wall	Covered Area	Super Area
1365.62 Sq.Ft.	295.25 Sq.Ft.	65.98 Sq.Ft.	1726.85 Sq.Ft.	2125.00 Sq.Ft.
126.87 Sq.Mtr.	27.43 Sq.Mtr.	6.13 Sq.Mtr.	160.43 Sq.Mtr.	197.41 Sq.Mtr.

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

SERVICE APPT. FLOOR PLAN



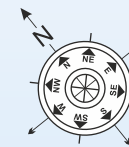
S. No.	Carpet Area	Balcony Area	External Wall	Covered Area	Super Area
S.A. - 1	326.25 Sq.Ft.	66.30 Sq.Ft.	25.29 Sq.Ft.	417.85 Sq.Ft.	575.00 Sq.Ft.
	30.31 Sq.Mtr.	6.16 Sq.Mtr.	2.35 Sq.Mtr.	38.82 Sq.Mtr.	53.41 Sq.Mtr.
S.A. - 2	293.64 Sq.Ft.	64.47 Sq.Ft.	19.37 Sq.Ft.	377.49 Sq.Ft.	520.00 Sq.Ft.
	27.28 Sq.Mtr.	5.99 Sq.Mtr.	1.80 Sq.Mtr.	35.07 Sq.Mtr.	48.30 Sq.Mtr.
S.A. - 3	274.91 Sq.Ft.	55.64 Sq.Ft.	18.63 Sq.Ft.	349.18 Sq.Ft.	485.00 Sq.Ft.
	25.54 Sq.Mtr.	5.17 Sq.Mtr.	1.73 Sq.Mtr.	32.44 Sq.Mtr.	45.05 Sq.Mtr.
S.A. - 4	363.60 Sq.Ft.	57.47 Sq.Ft.	29.06 Sq.Ft.	450.14 Sq.Ft.	621.00 Sq.Ft.
	33.78 Sq.Mtr.	5.34 Sq.Mtr.	2.70 Sq.Mtr.	41.82 Sq.Mtr.	57.69 Sq.Mtr.

# LAYOUT PLAN



- 4 BHK + 4 TOILET + 3 DRESS + STUDY
- 3 BHK + 3 TOILET + 2 DRESS + 2 STORE

1. GREEN AREA
2. CLUB
3. KIOSK
4. CONVENIENT SHOPS / RESIDENTIAL
5. SPACE FOR E.S.S.
6. HT METER ROOM



## Location Advantage

Raj Nagar Extension,  
NH-58, Ghaziabad

The entire area is bustling and already settled, surrounded by schools, mall, markets, banquets, hotels, offices, hospitals and Metro.

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

- ✓ Dedicated 100 acres City Forest with in 5 kms
- ✓ Elevated road to Delhi with in 5 kms.
- ✓ Nearest metro station Hindon River with in 6 kms.
- ✓ Delhi-Meerut Rapid Rail station with in 3 kms.
- ✓ Yashoda Hospital with in 6 kms
- ✓ Reputed Schools like GD Goenka, DPS, ICON Day Care & Play School in close proximity
- ✓ Hindon Airport Domestic Civil Terminal with in 8 kms
- ✓ Upcoming BCCI cricket stadium with in 1.5 kms
- ✓ Mall / Commercial complex in close vicinity





# SPECIFICATIONS

## STRUCTURE

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

## 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. 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 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 Lime wash

## CORRIDOR

Floors Vitrified Tiles / Ceramic Tiles  
Ceiling Lime Wash

Note: Colour & Design of Tile 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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Artistic Impression

**uninav**  
An ISO 9001:2015 Certified Co.



Artistic Impression

# About Us

Founded in 2011 with the principle of quality construction at affordable price. With passionate for on time delivery, we've created distinct identity in the field of real estate. But our foundation has always been our customers and stakeholders.

We aspire to bring Urban Revolution by creating innovative and sustainable projects that promise to urbanize modern living in the most convenient, comfortable and healthy manner.

Our alliances with several leading banks and financial institutions ensures smooth workflow and completion of formalities, benefitting our customers.

In-house expertise, team of experienced architects, planners and contractors under

guidance of our highly qualified promoters and organizational culture of excellence has helped us in delivering high quality homes on time, everytime.

We have immaculately conceptualised, planned, built and timely delivered 1.61 million Sq. Ft. area in projects like **UNINAV HEIGHTS**, Raj Nagar Ext., Ghaziabad, **UNINAV BLISS**, Raj Nagar Ext., Ghaziabad and **UNINAV EDEN** Raj Nagar Ext., Ghaziabad.

Another landmark project **UNINAV UTOPIA** is under construction.

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

