



SALABLE AREA CALCULATIONS			
S.No.	LAND USE	AREA (IN SQM)	AREA (IN ACRES)
1	RESIDENTIAL	2208454.15	545.95
2	GROUP HOUSING	3814552.75	942.55
	SUB TOTAL	6023007.90	1488.50
3	COMMERCIAL	1562270.40	388.03
4	PUBLIC / SEMI-PUBLIC	1265651.97	312.81
5	INDUSTRIAL	1924323.53	476.47
	SUB TOTAL	5552546.80	1377.81
	DEDUCTIONS	AREA (IN SQM)	AREA (IN ACRES)
	SUB POST OFFICE	8800.00	1.43
	TELEPHONE EXCHANGE	20000.00	4.94
	POLICE STATION	88000.00	11.95
	POLICE CHOWKI	88000.00	11.95
	FIRE STATION	12400.00	3.06
	ELECTRIC SUBSTATION	20115.00	5.01
	GARBAGE COLLECTION	11445.00	2.83
	INFORMAL SECTOR	8707.50	2.15
	STP	30904.48	7.61
	SUB TOTAL	401771.96	99.28
	NET SALABLE AREA	9532844.79	2355.53
	AREA TO BE PLEDGED (25% of Net Salable Area)	2382211.20	588.89
	SQM		ACRES

PLEDGED AREA CALCULATIONS			
S.No.	TYPE OF PLOT	AREA (IN SQM)	AREA (IN ACRES)
1	INDUSTRIAL	1562270.40	388.03
2	COMMERCIAL	1265651.97	312.81
3	PUBLIC / SEMI-PUBLIC	1924323.53	476.47
4	RESIDENTIAL	2208454.15	545.95
5	GROUP HOUSING	3814552.75	942.55
	SUB TOTAL	10775252.70	2665.81
	DEDUCTIONS	AREA (IN SQM)	AREA (IN ACRES)
	SUB POST OFFICE	8800.00	1.43
	TELEPHONE EXCHANGE	20000.00	4.94
	POLICE STATION	88000.00	11.95
	POLICE CHOWKI	88000.00	11.95
	FIRE STATION	12400.00	3.06
	ELECTRIC SUBSTATION	20115.00	5.01
	GARBAGE COLLECTION	11445.00	2.83
	INFORMAL SECTOR	8707.50	2.15
	STP	30904.48	7.61
	SUB TOTAL	401771.96	99.28
	NET SALABLE AREA	9532844.79	2355.53
	AREA TO BE PLEDGED (25% of Net Salable Area)	2382211.20	588.89
	SQM		ACRES

- LEGEND FOR PPS**
- | | | | | | |
|-----|----------------|-------|--------------------------------|------|--------------------------------------|
| NS | Nursery School | HC | Health Center | POC | Police Chowki |
| PS | Primary School | CWC | Child and Woman Welfare Center | FS | Fire Station |
| HS | High School | Hosp. | 100 Bedded Hospital | CRRC | Computerised Rail Reservation Center |
| IC | Inter College | SPO | Sub-Post Office | CC | Community Center / Marriage Hall |
| DC | Degree College | TE | Telephone Exchange | LPG | LPG Storage / Gas Storage |
| AGW | Anganwadi | POS | Police Station | ESS | Electric Substation (11/33KV) |

Project Name:
WAVE City

Developer Company:
Uppal Chadha Hi-Tech Developers Pvt. Ltd.
Plot No -757, Village Dasna, Kazipura More, NH-24 Ghaziabad

Notes:
1. Compensatory F.A.R. shall be given as per applicable norms.
2. The location and distribution of layout green areas shown in Group Housing is tentative & might change at the time of preparation of detailed plan for the properties.
3. The locations and sizes of EWS/LIG areas shown in Group Housing are tentative & might change at the time of preparation of detailed plan for the properties as per norms.
4. The location and distribution of Recreational areas shown in Green areas is tentative & might change at the time of preparation of detailed plan for the properties.
5. The plots shown for zonal shopping and sector shopping may be interchange as per the requirement of the development.

SCALE
1:8000

DATE

N

OWNER'S SIGN

ARCHITECT'S/
TOWN PLANNER'S SIGN

DEVELOPMENT
AGREEMENT