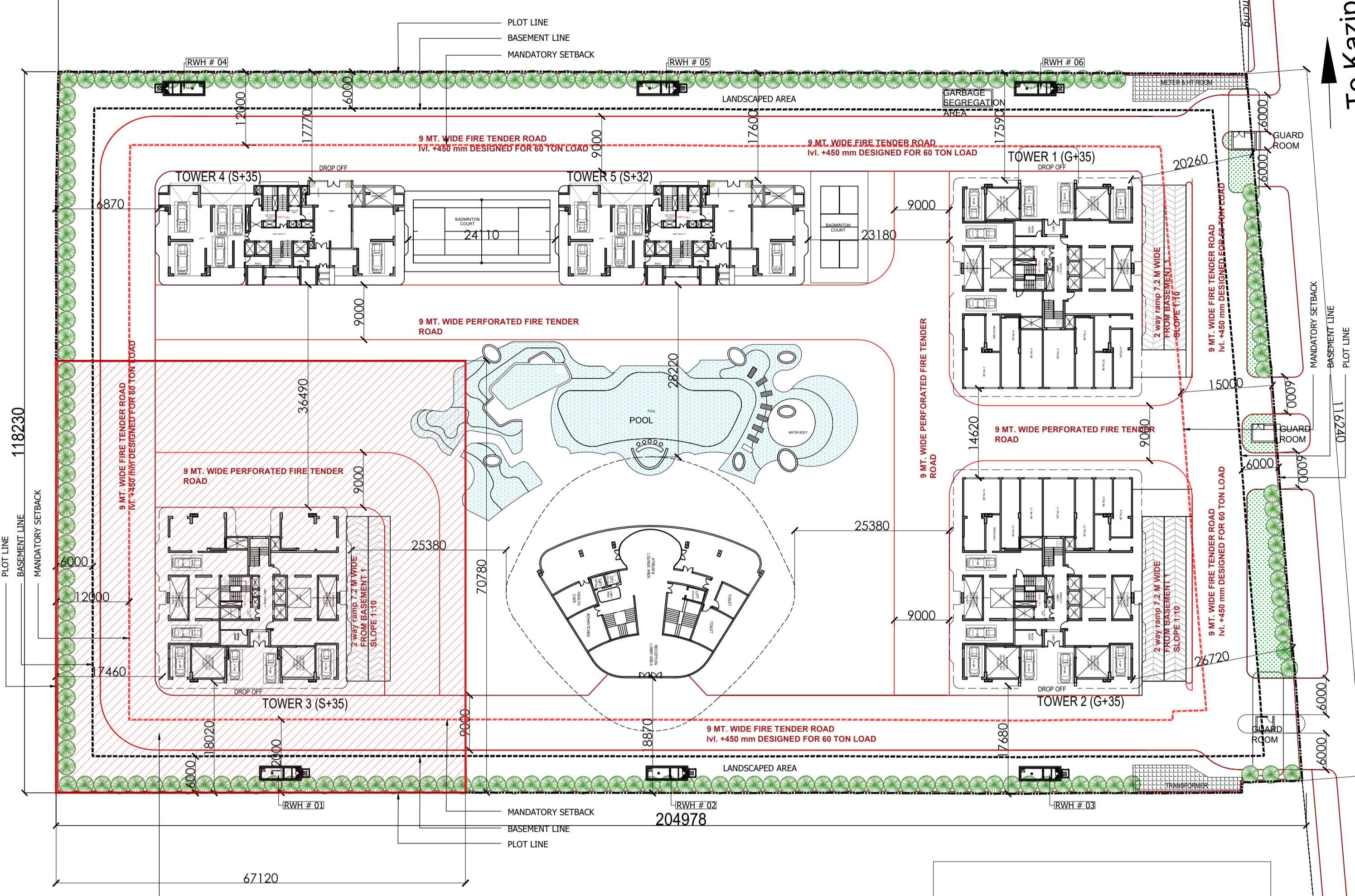


**PLOT NO 2B**

195130



To Kazipura  
 30 M WIDE EXISTING ROAD  
 (PART OF 60 MT. WIDE MASTER PLAN ROAD)  
 To Bayana Village

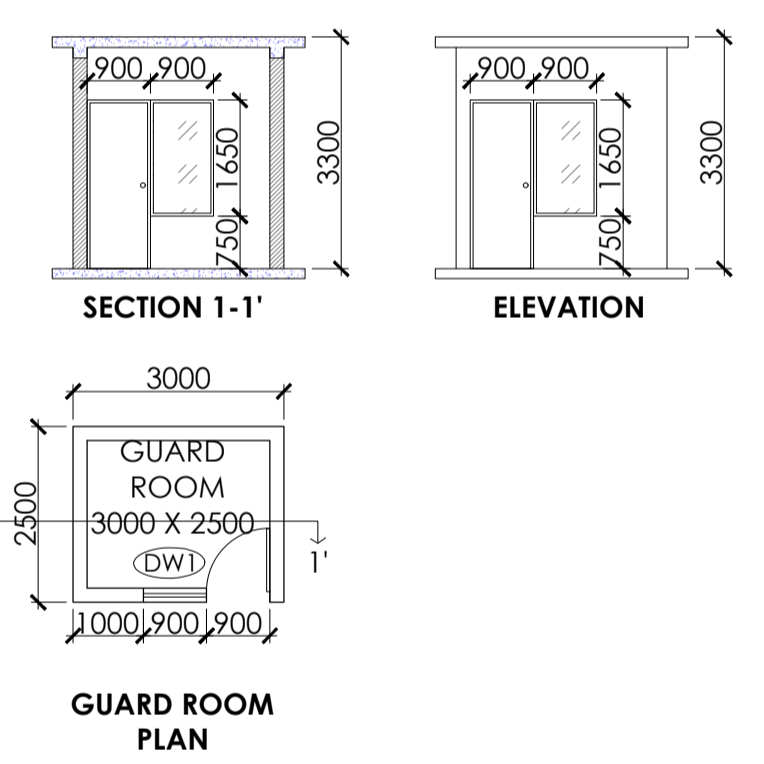
**PLOT NO 2D**

204978

**AREA MORTGAGE FOR IDC**  
 20% OF TOTAL PLOT AREA = 20% OF 23649.85 SQ MT  
 = 4729.97 SQ MT  
 HENCE AREA PROVIDED FOR MORTGAGE FOR IDC = 4750 SQ MT

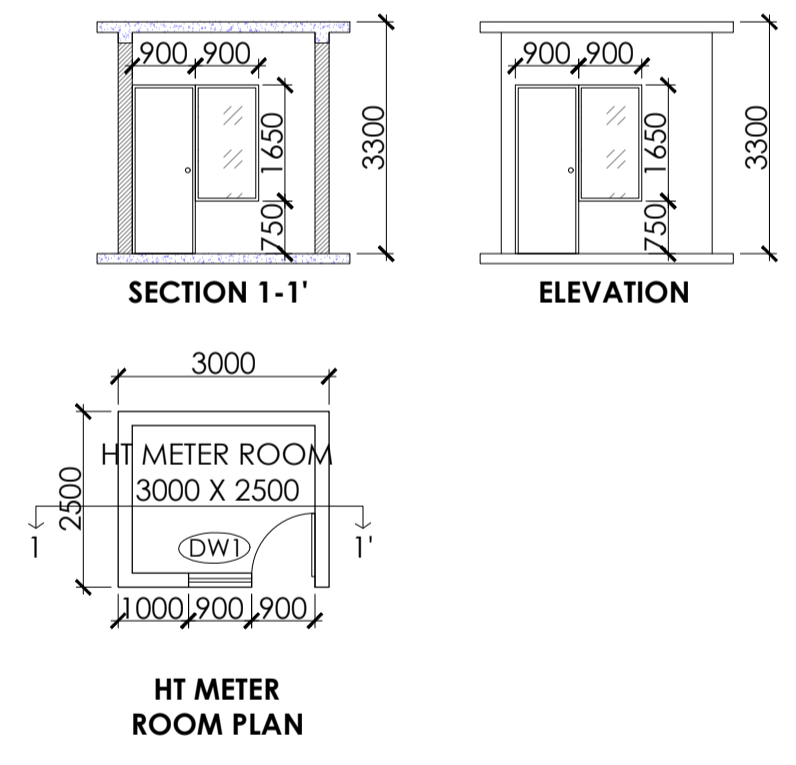
**SECTOR - 1**  
OAK WOOD ENCLAVE

**KEY PLAN**



**TYPICAL DETAIL FOR GUARD ROOM 1,2&3**

S.NO.	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL PLOT AREA		23649.85
2	TOTAL PERMISSIBLE F.A.R. AREA		91051.92
	A TOTAL PERMISSIBLE F.A.R. AREA FOR HOUSING	2.5	59124.625
	B TOTAL PURCHASABLE FAR	1	23649.850
	C ADDITIONAL FAR AREA FOR GREEN BUILDING	5%	4138.724
	D PERMISSIBLE 5% FOR FACILITY OF F.A.R. AREA	5%	4138.724
	TOTAL PERMISSIBLE F.A.R. AREA (A+B+C+D)		91051.923
3	PROPOSED GROUND COVERAGE	16.52%	3907.48
4	PERMISSIBLE FAR AREA FOR COMMERCIAL 5% OF PERMISSIBLE FAR = (A) 5% OF PERMISSIBLE F.A.R. AREA + (B) 5% OF PURCHASABLE FAR	5.0%	4138.72
5	PROPOSED COMMERCIAL F.A.R. AREA		552.88
6	TOTAL PROPOSED AREA WITH FACILITY + INCENTIVE AREA		90745.06
	A PROPOSED F.A.R. FOR RESIDENTIAL		84875.70
	B PROPOSED F.A.R. FOR COMMERCIAL		552.88
	C PROPOSED FACILITY OF F.A.R. AREA IN TOWERS		3246.31
	D PROPOSED COMMUNITY F.A.R. AREA		2070.17
	E TOTAL F.A.R. AREA = A+B+C+D		90745.06
	BALANCE FAR AREA		306.86
7	TOTAL ACHIVED UNITS		554
8	TOTAL BASEMENT -01 AREA		19343.86
9	TOTAL BASEMENT -02 AREA		19343.86
10	TOTAL REQUIRED E.C.S.		852
	A REQUIRED E.C.S. FOR TOWER -1		175
	B REQUIRED E.C.S. FOR TOWER -2		175
	C REQUIRED E.C.S. FOR TOWER -3		175
	D REQUIRED E.C.S. FOR TOWER -4		105
	E REQUIRED E.C.S. FOR TOWER -5		96
	F REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL F.A.R. AREA		73
	G REQUIRED E.C.S. FOR COMMERCIAL (COMMERCIAL F.A.R. AREA / 100 X 2)		11
	H REQUIRED E.C.S. FOR COMMUNITY (COMMUNITY F.A.R. AREA / 100 X 2)		42
	TOTAL REQUIRED E.C.S.		852
11	PROPOSED PARKING AS PER LAYOUT		936
	A STILL PARKING		60 (MECHANISED 2 STACK)
	B 1st. BASEMENT PARKING		419
	C 2nd. BASEMENT PARKING		457
	TOTAL = A+B+C		936
12	TOTAL BUILT-UP AREA		169464.56
	A TOTAL 1st. BASEMENT AREA		19343.86
	B TOTAL 2nd. BASEMENT AREA		19343.86
	C TOTAL RESIDENTIAL AREA WITH FACILITY + STILT AREA		128123.80
	D COMMERCIAL AREA		552.88
	E COMMUNITY AREA		2070.17
	F GUARD ROOM-01 NON F.A.R. AREA		7.50
	G GUARD ROOM-02 NON F.A.R. AREA		7.50
	H GUARD ROOM-03 NON F.A.R. AREA		7.50
	I HT METER ROOM NON F.A.R. AREA		7.50
	TOTAL = A TO H		169464.56
13	AS PER 50 NOS. OF TREE PER HECTARE OF PLOT AREA (= 50 X PLOT AREA / 10000)		118.25
14	PROPOSED NOS OF TREES		150.00



**TYPICAL DETAIL FOR HT METER ROOM**

FILE NO. GDA/BP/25-26/0555

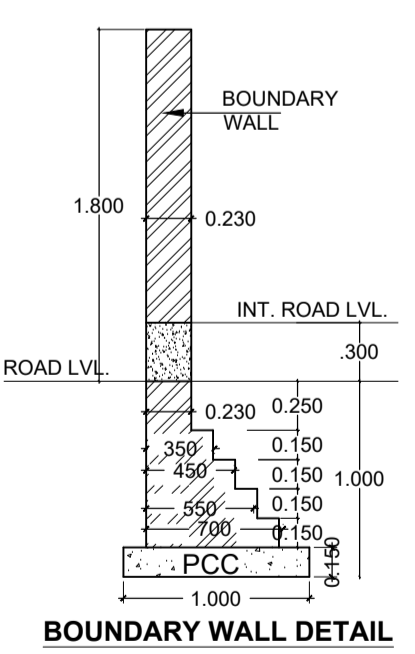
**SUBMISSION DRAWING**

**PROJECT:**  
 Proposed Group Housing 'OYSTER WALK' at Plot No 2C, Oakwood Enclave, Sector-1, Wave City, Ghaziabad, Uttar Pradesh  
**SUBMISSION ARCHITECT**  
**KGN ARCHITECTS**  
 2nd FLOOR, JT PLAZA KHASRA NO. 1127 OPPOSITE DPSB SCHOOL, DELHI MERRUT ROAD, GHAZIABAD, MAIL: kgnarchitects@gmail.com MOB: 7658671668

**AUTH. SIGNATORY**  
 For SRSD Infrastructure Venture LLP  
 Authorized Signatory  
**ARCHITECT'S SIGNATURE**  
 Ar. Shonhai Pundir  
 CAZ2018182823

**OWNER**  
 SRSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena  
**DRAWING TITLE:**  
 SITE PLAN WITH AREA CALCULATION

**SCALE** 1:500  
**DATE:** 31.07.2025  
**DWG. NO.** S-02



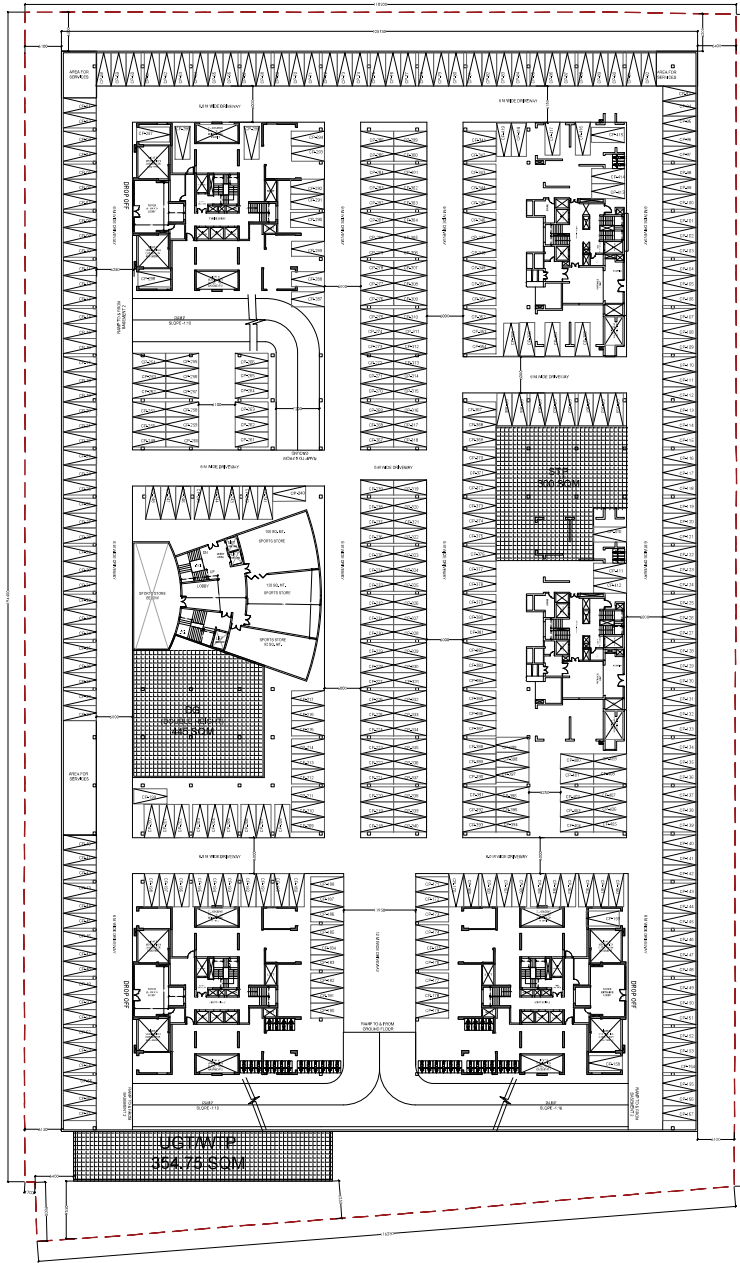
PARKING CALCULATION							
TOWER	UNIT TYPE	UNIT AREA	NO OF UNITS PER FLOOR	TOTAL NO OF FLOOR	TOTAL NO OF UNITS ON ALL FLOORS	REQUIRED ECS	NO OF CAR PARKING
TOWER-1	3BHK (TYPE-2)	121.60	1	33	33	1.25	41.25
	3BHK (TYPE-3)	122.55	1	35	35	1.25	43.75
	3BHK (TYPE-3)	122.55	2	2	4	1.25	5
	3 BHK+S (TYPE-1)	137.39	2	33	66	1.25	82.5
	3 BHK+S (TYPE-1)	137.39	1	2	2	1.25	2.5
TOWER-2	3BHK (TYPE-2)	121.60	1	33	33	1.25	41.25
	3BHK (TYPE-3)	122.55	1	35	35	1.25	43.75
	3BHK (TYPE-3)	122.55	2	2	4	1.25	5
	3 BHK+S (TYPE-1)	137.39	2	33	66	1.25	82.5
	3 BHK+S (TYPE-1)	137.39	1	2	2	1.25	2.5
TOWER-3	3BHK (TYPE-2)	121.60	1	33	33	1.25	41.25
	3BHK (TYPE-3)	122.55	1	35	35	1.25	43.75
	3BHK (TYPE-3)	122.55	2	2	4	1.25	5
	3 BHK+S (TYPE-1)	137.39	2	33	66	1.25	82.5
	3 BHK+S (TYPE-1)	137.39	1	2	2	1.25	2.5
TOWER-4	4 BHK+S	185.40	2	35	70	1.5	105
TOWER-5	4 BHK+S	185.40	2	32	64	1.5	96
<b>TOTAL RESIDENTIAL E.C.S</b>							726
10% VISITOR PARKING FOR RESIDENTIAL F.A.R. AREA							72.6
<b>COMMERCIAL</b>	552.878 (COMMERCIAL F.A.R. AREA / 100 X 2)						11
<b>COMMUNITY</b>	2070.170 (COMMUNITY F.A.R. AREA / 100 X 2)						42
<b>TOTAL</b>							852

AREA STATEMENT OF CLUB (IN SQUARE METER)				
S NO	FLOOR	NON FAR AREA	NET FACILITY FAR AREA (1-2)	TOTAL GROUND COVERAGE
1	BASEMENT 01	477.77		
2	BASEMENT 02	298.21		
			421.88	
5	FIRST FLOOR		620.33	620.333
6	SECOND FLOOR		739.50	
7	THIRD FLOOR		288.46	
<b>8</b>	<b>TOTAL</b>	<b>775.98</b>	<b>2070.17</b>	<b>620.333</b>

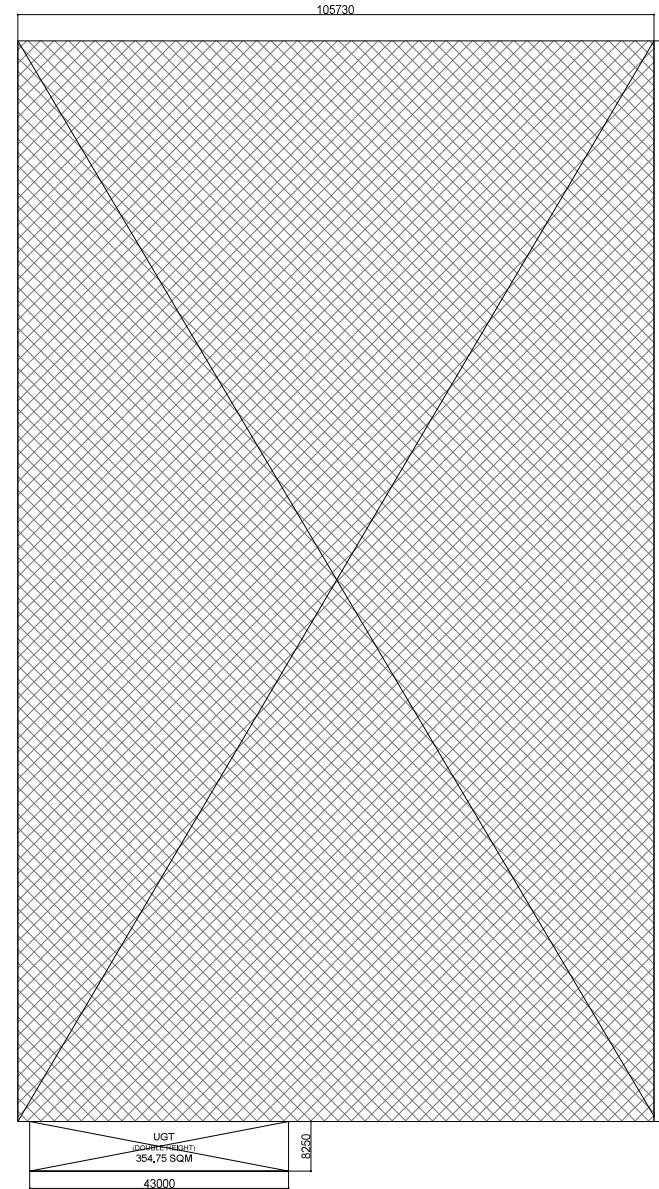
AREA STATEMENT OF COMMERCIAL (IN SQUARE METER)				
S NO	FLOOR	IN TOWER-01 F.A.R AREA SQ.MT.	IN TOWER-2 F.A.R AREA SQ.MT.	TOTAL GROUND COVERAGE
1	BASEMENT 01			
2	BASEMENT 02			
3	BASEMENT 03			
4	GROUND FLOOR	276.439	276.439	552.878
5	WATER TANK			
6	MUMTY & MACHINERM.			
	<b>TOTAL</b>	<b>276.439</b>	<b>276.439</b>	<b>552.878</b>

**Signature valid**  
 Digitally signed by NAKHAT KALAL  
 Date: 28 Jan 2026 11:50  
 Original from: Ghaziabad  
 Device: Intel Atom  
 Design: 2025





**BASEMENT -1 FLOOR PLAN**



**BASEMENT -1 AREA DIAGRAM**

BASEMENT-1 AREA CALCULATION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	105.730	179.600	1	18989.108
2	UGT	43.000	8.250	1	354.750
<b>COVERED AREA(A)</b>					<b>19343.858</b>

NO. OF CARS IN B1 = 419 Nos.  
 NO. OF 2 WHEELER IN B1 = 38 Nos.  
 NO. OF CARS IN B2 = 457 Nos.  
 NO. OF 2 WHEELER IN B2 = 51 Nos.  
 TOTAL  
 CARS = 876  
 2 WHEELERS = 89

FILE NO, GDA/BP/25-26/0555

**SUBMISSION DRAWING**

**PROJECT:**  
 Proposed Group Housing'OYSTER WALK' at Plot No 2C, Oakwood Enclave Sector-1, Wave City, Ghaziabad, Uttar Pradesh

**SUBMISSION ARCHITECT:**

**KGN ARCHITECTS**

2ND FLOOR, PUNJAB AVENUE, 1ST CROSSING, OPPOSITE  
 OJRAI SCHOOL, DELTA MARKET ROAD, GHAZIABAD,  
 UTTAR PRADESH (INDIA) - 201002 (INDIA)

**AUTH. SIGNATORY**      **ARCHITECT'S SIGNATURE**

For 0500 (Architect) KGN ARCHITECTS LLP  
 Authorized Signatory  
 At: Shikha Pandey  
 CA/2019/98283

**OWNER:**  
 SKSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

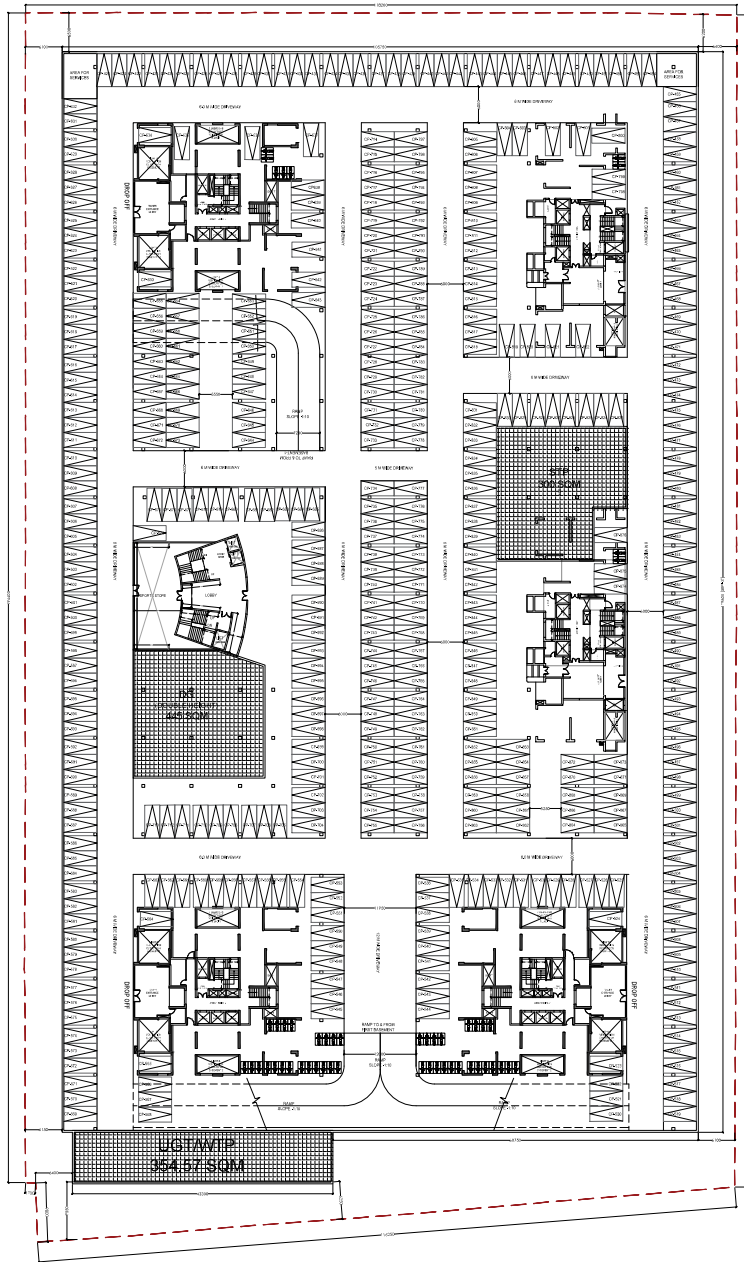
**DRAWING TITLE:**

**BASEMENT-1 LEVEL WITH AREA CALCULATION**

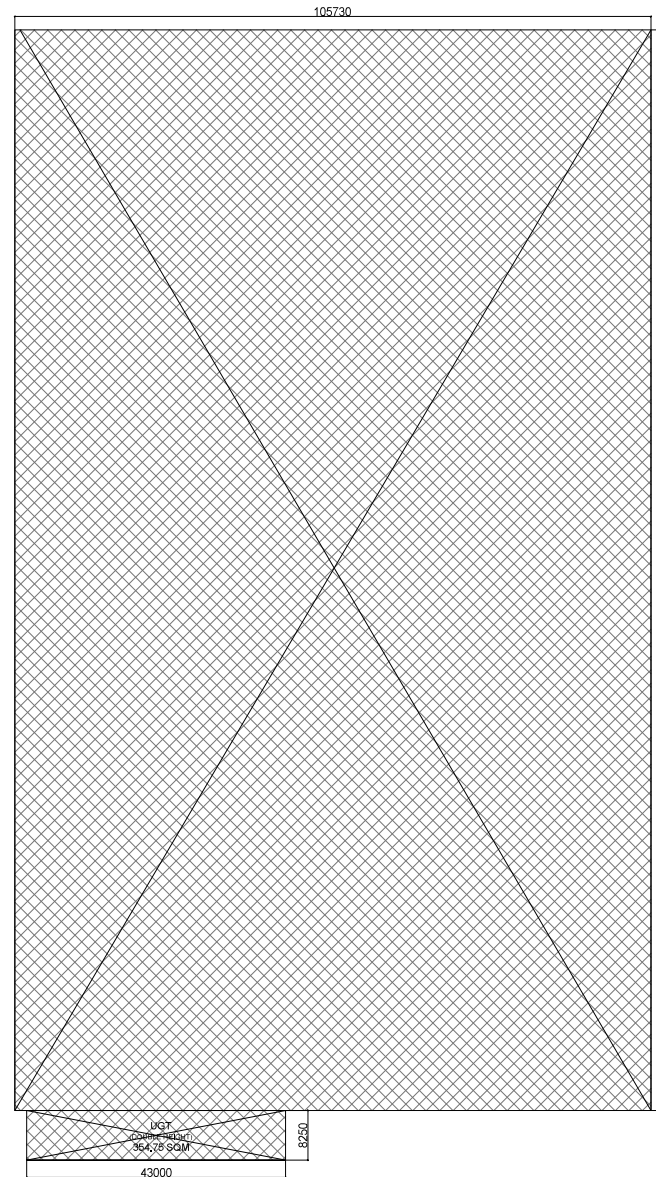
**SCALE** 1:100      **DWG. NO.**

**DATE:** 31.07.2025      **B-01**

Signature valid



**BASEMENT -2 FLOOR PLAN**



**BASEMENT -2 AREA DIAGRAM**

BASEMENT-2 AREA CALCULATION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	105.730	179.600	1	18989.108
2	UGT	43.000	8.250	1	354.750
<b>COVERED AREA(A)</b>					<b>19343.858</b>

NO. OF CARS IN B1 = 419 Nos.  
 NO. OF 2 WHEELER IN B1 = 38 Nos.  
 NO. OF CARS IN B2 = 457 Nos.  
 NO. OF 2 WHEELER IN B2 = 51 Nos.  
 TOTAL  
 CARS = 876  
 2 WHEELERS = 89

FILE NO. GDA/EP/25-26/0555

**SUBMISSION DRAWING**

**PROJECT:**  
 Proposed Group Housing 'OYSTER WALK' at Plot No 2C, Oakwood Enclave Sector-1, Wave City, Ghaziabad, Uttar Pradesh

**SUBMISSION ARCHITECT**

**KGN ARCHITECTS**  
2ND FLOOR, PUNJAB ASSOCIATES, WEST SIDEPOSITE  
 OPPOSITE SCHOOL, JETAUN MARKET ROAD, GHAZIABAD  
 UTTAR PRADESH-201005

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

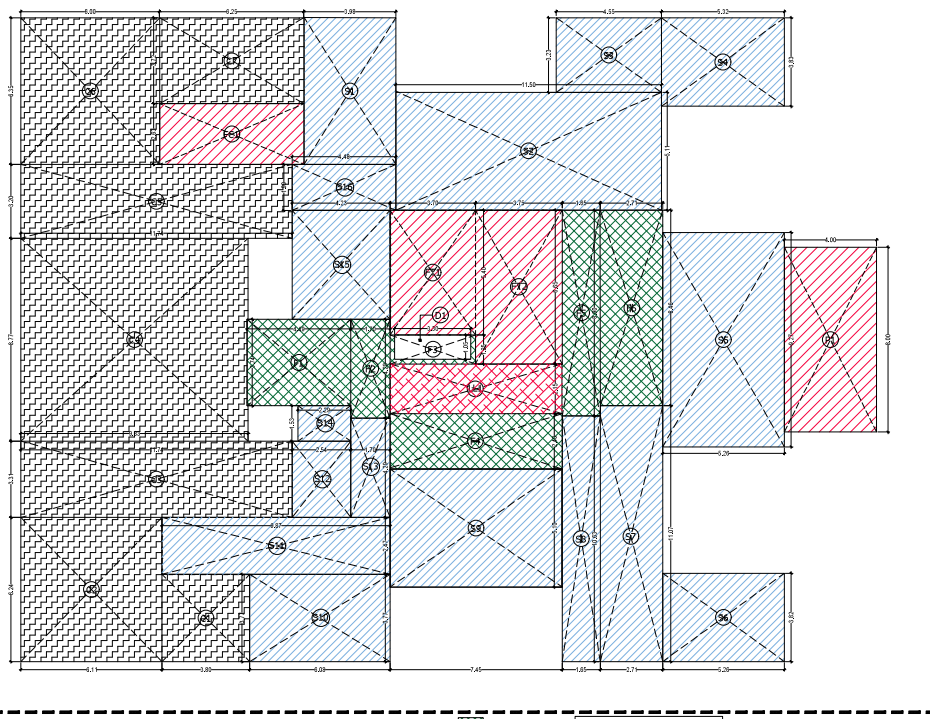
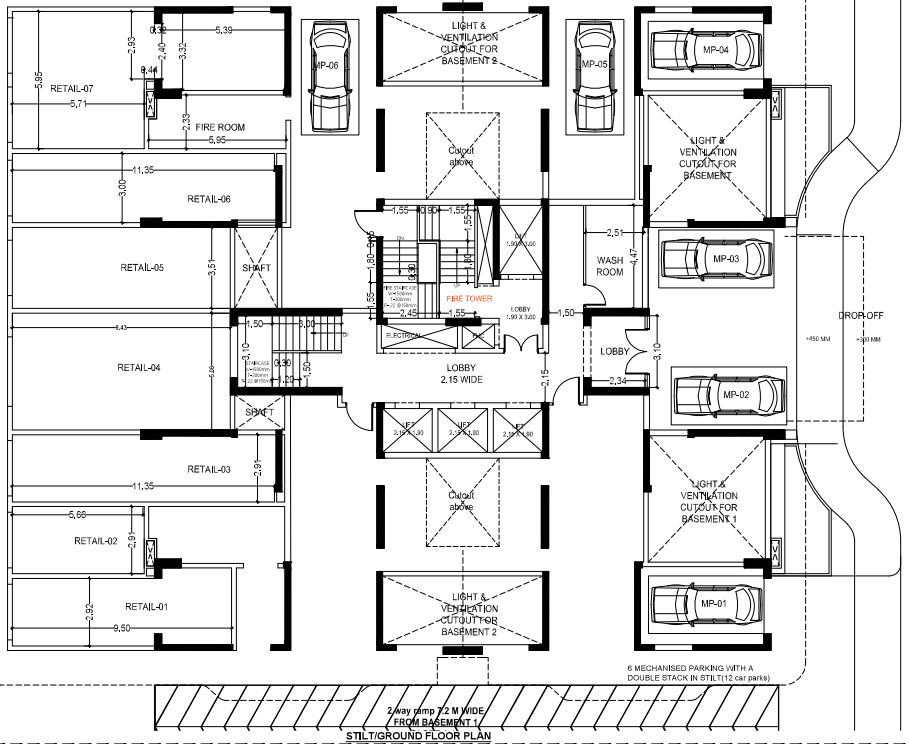
For SRSD Infrastructure Venture LLP  
 Authorized Signatory  
  
 Ar. Shakti Saxena  
 CA/2019/98283

**OWNER:**  
 SRSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

**DRAWING TITLE:**  
 BASEMENT-2 LEVEL WITH AREA CALCULATION

SCALE 1:100 DWG. NO. B-02  
 DATE: 31.07.2025

Signature valid  

- FAR
- STILT AREA
- CUTOUT & VOID
- COMMERCIAL
- NON FAR
- LIFT LOBBY

**DOOR-WINDOW SCHEDULE**

DOOR TAG	DOOR SIZE (WIDTH x HEIGHT)	CLL	INTEL
DW01	1525 x 2400	±00	2400
DW02	1650 x 2400	±00	2400
DW03	2400 x 2400	±00	2400
DW04	3000 x 2400	±00	2400
DW05	2250 x 2400	±00	2400

**INTERNAL DOORS**

DOOR TAG	DOOR SIZE (WIDTH x HEIGHT)	CLL	INTEL
D01	1100 x 2400	±00	2400
D02	750 x 2400	±00	2400
D03	1000 x 2400	±00	2400
FD01	1500 x 2400	±00	2400

**WINDOWS**

WINDOW TAG	WINDOW SIZE (WIDTH x HEIGHT)	CLL	INTEL
W01	800 x 1200	±00	2400

FILE NO. GDA/BP/25-28/0555

**SUBMISSION DRAWING**

PROJECT  
Proposed Group Housing OYSTER WALK at Plot No.20, Oakwood Enclave, Sector-1 Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT

**KGN ARCHITECTS**  
3RD FLOOR, 17, PRADESH NAGAR, GHAZIABAD, UTTAR PRADESH

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

DATE: 14.08.2025  
SSSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

DRAWING TITLE:  
**TOWER-1 STILT PLANS WITH AREA CALCULATION**

SCALE: 1:100 DWG. NO. T1-01  
DATE: 14.08.2025

**AREA STATEMENT OF STILT FLOOR FOR TOWER- 1 & 2**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	F1	4.46	3.74	1	16.782
2	F2	3.70	4.28	1	1.726
3	F3	1.75	1.25	1	4.625
4	F4	1.69	9.90	1	14.989
5	F5	2.71	8.46	1	22.927
<b>TOTAL (A)</b>					<b>84.185</b>

**DEDUCTION (B)**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	D1	3.93	1.02	1	3.468
<b>TOTAL (B)</b>					<b>3.465</b>
<b>NET FAR AREA (A-B)</b>					<b>80.720</b>

**NON FAR AREA**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	P1	4	8	1	32.000
<b>COVERED AREA OF PORCH (P)</b>					<b>32.000</b>

**FIRE TOWER AREA**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	FT1	3.7	5.4	1	19.980
1	FT2	3.75	9.05	1	24.988
<b>AREA OF FIRE TOWER (FT)</b>					<b>44.968</b>

**FIRE CONTROL ROOM**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	FC	1.25	2.03	1	16.438
<b>AREA OF FIRE CONTROL ROOM (FC)</b>					<b>16.438</b>
<b>TOTAL NON FAR AREA (NP+FT+FC)</b>					<b>93.355</b>

**STILT AREA**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	S1	3.98	6.35	1	25.273
2	S2	11.5	5.11	1	58.765
3	S3	4.55	3.23	1	14.697
4	S4	5.32	3.83	1	20.378
5	S5	5.26	9.27	1	48.789
6	S6	5.26	3.82	1	20.093
7	S7	2.71	11.07	1	30.000
8	S8	1.65	10.63	1	17.540
9	S9	7.45	3.72	1	27.992
10	S10	6.08	3.77	1	22.922
11	S11	9.87	2.47	1	24.379
12	S12	2.54	3.31	1	8.407
13	S13	1.7	4.29	1	7.293
14	S14	2.29	1.53	1	3.504
15	S15	4.23	4.72	1	19.988
16	S16	4.48	1.99	1	8.915
<b>LIFT LOBBY AREA</b>					<b>368.883</b>

**LIFT LOBBY AREA**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	LL1	7.45	2.15	1	16.018
<b>AREA OF LIFT LOBBY</b>					<b>16.018</b>

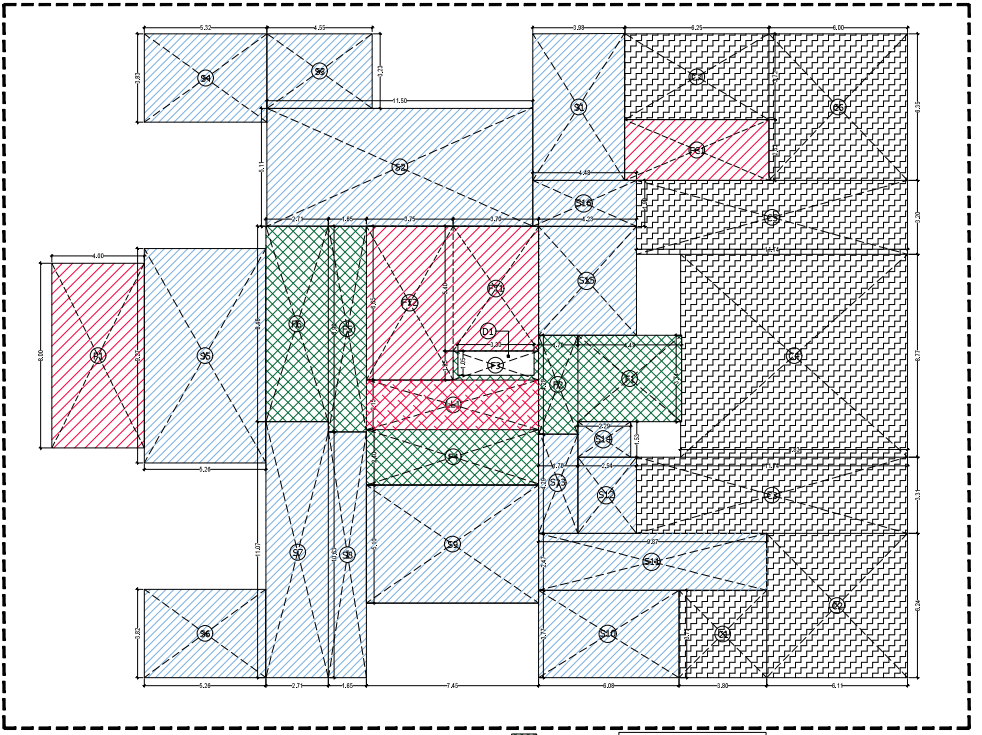
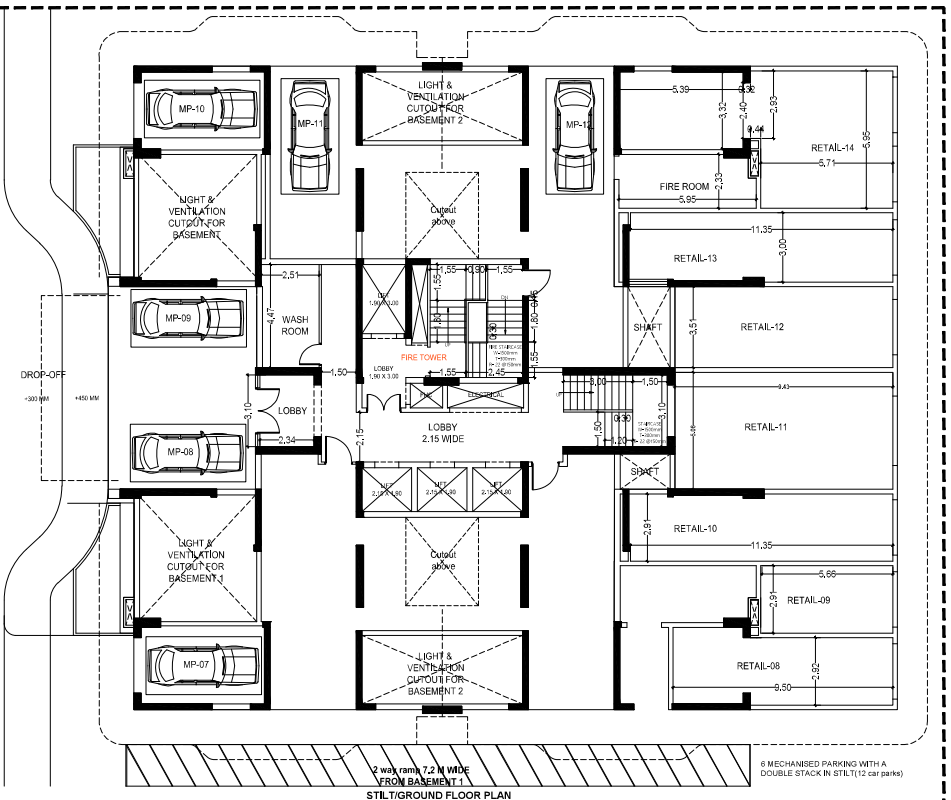
**AREA STATEMENT OF COMMERCIAL FAR (TOWER- 1 & 2)**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	C1	3.5	6.24	1	14.335
2	C2	6.11	6.24	1	38.125
3	C3	11.74	3.37	1	39.569
4	C4	9.83	8.77	1	86.209
5	C5	11.74	3.32	1	37.568
6	C6	6.00	6.97	1	38.707
7	C7	6.25	3.79	1	23.250
<b>TOTAL COMMERCIAL AREA</b>					<b>276.439</b>

**AREA STATEMENT OF TOWER- 1 (IN SQUARE METERS)**

S.NO	FLOOR	FAR AREA	EXCESS BALCONY AREA @20% IN FAR	EXCESS BALCONY AREA @75%	NON FAR AREA (FIRE BALCONY/LPTD STAIRCASE/PORCH/HRE/USE)	% FACILITY	COMMERCIAL	OTHER AREA AT GROUND	COVERED AREA WITH BALCONY (FOR FEE)	TOTAL GROUND COVERAGE	NO OF PROPOSED UNITS	REQUIRED B/S
1	2	3	4	5	6	7	8	9	10	11	12	
1	GROUND/STILT	80.720				276.439	368.883			936.415	0	
2	1ST FLOOR	551.356	0.894	2.562	192.788	44.918	16.018	1.894	809.626	835.415	4	5
3	2ND FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
4	3RD FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
5	4TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
6	5TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
7	6TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
8	7TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
9	8TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
10	9TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
11	10TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
12	11TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
13	12TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
14	13TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
15	14TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
16	15TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
17	16TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
18	17TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
19	18TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
20	19TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
21	20TH FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
22	21st FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
23	22nd FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
24	23rd FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
25	24th FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
26	25th FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
27	26th FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
28	27th FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
29	28th FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
30	29th FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
31	30th FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
32	31st FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
33	32nd FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
34	33rd FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
35	34th FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
36	35th FLOOR	551.356	0.894	2.562	200.118	44.918	16.018	1.894	816.885	842.783	4	5
37	MUMTY				115.743				115.743			
39	TOTAL	19274.833	30.240	80.720	6889.430	1837.698	576.630	434.823	28580.482	835.415	140	175

Signature valid



DOOR TAG	DOOR SIZE (WIDTH x HEIGHT)	CILL	LINTEL
DW01	1525 x 2400	400	2400
DW02	1650 x 2400	400	2400
DW03	2400 x 2400	400	2400
DW04	3000 x 2400	400	2400
DW05	2250 x 2400	400	2400
DW06	2400 x 2400	400	2400
DW07	2400 x 2400	400	2400
DW08	2400 x 2400	400	2400
DW09	2400 x 2400	400	2400
DW10	2400 x 2400	400	2400
DW11	2400 x 2400	400	2400
DW12	2400 x 2400	400	2400

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	F1	4.46	3.74	1	16.782
2	F2	1.70	4.28	1	7.276
3	F3	3.70	1.25	1	4.625
4	F4	7.45	2.40	1	17.880
5	F5	1.99	9.90	1	19.701
6	F6	2.71	8.46	1	22.957
<b>TOTAL (A)</b>					<b>94.195</b>

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	DP	3.93	1.02	1	3.986
<b>TOTAL (B)</b>					<b>3.465</b>
<b>NET FAR AREA (A-B)</b>					<b>80.720</b>

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	P1	4	8	1	32.000
<b>COVERED AREA OF PORCH (P)</b>					<b>32.000</b>

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	FT1	3.70	5.4	1	19.980
2	FT2	3.75	9.05	1	33.938
<b>AREA OF FIRE TOWER (FT)</b>					<b>44.918</b>

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	FC	1.25	2.03	1	16.430
<b>AREA OF FIRE CONTROL ROOM (FC)</b>					<b>16.430</b>
<b>TOTAL NON FAR AREA (NP+FT+FC)</b>					<b>93.355</b>

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	S1	3.98	6.35	1	25.273
2	S2	11.5	5.11	1	58.765
3	S3	4.55	3.23	1	14.697
4	S4	5.32	3.83	1	20.378
5	S5	5.26	9.27	1	48.789
6	S6	5.26	3.82	1	20.093
7	S7	2.71	11.07	1	30.000
8	S8	1.65	10.63	1	17.540
9	S9	7.45	5.10	1	37.995
10	S10	6.08	3.77	1	22.922
11	S11	9.87	2.47	1	24.379
12	S12	2.54	3.37	1	8.407
13	S13	1.7	4.29	1	7.293
14	S14	2.29	1.53	1	3.504
15	S15	4.23	4.72	1	19.986
16	S16	4.48	1.99	1	8.915
<b>TOTAL STILT AREA(S)</b>					<b>368.883</b>

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	LL1	7.45	2.15	1	16.018
<b>AREA OF LIFT LOBBY</b>					<b>16.018</b>

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	C1	3.5	3.77	1	14.335
2	C2	6.11	6.24	1	38.125
3	C3	11.74	3.37	1	39.569
4	C4	9.83	8.77	1	86.209
5	C5	11.74	3.30	1	37.568
6	C6	6.00	6.97	1	41.820
7	C7	6.25	3.72	1	23.250
<b>TOTAL COMMERCIAL AREA</b>					<b>276.439</b>

S.NO	FLOOR	FAR AREA	EXCESS BALCONY AREA @25% IN FAR	EXCESS BALCONY AREA @75%	NON FAR AREA (LIFT LOBBY)	NON FAR AREA (STAIR/FORCH)	NON FAR AREA (REFUGE)	COMMERCIAL LPA	OTHER AREA AT GROUND COVERAGE	COVERED AREA WITH BALCONY (F+P+R)	TOTAL GROUND COVERAGE	NO OF PROPOSED UNITS	REDUCED ECS
1	2	3	4	5	6	7	8	9	10	11	12	13	
1	GROUND STILT	80.720	2.962	192.768	93.355	16.018	276.439	368.883		836.415	836.415	0	5
2	1ST FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
3	2ND FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
4	3RD FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
5	4TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
6	5TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
7	6TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
8	7TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
9	8TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
10	9TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
11	10TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
12	11TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
13	12TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
14	13TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
15	14TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
16	15TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
17	16TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
18	17TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
19	18TH FLOOR	549.677	0.864	2.592	196.443	73.116	16.018	1.884		839.730	839.730	4	5
20	19TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
21	20TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
22	21st FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
23	22nd FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
24	23rd FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
25	24th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
26	25th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
27	26th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
28	27th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
29	28th FLOOR	549.677	0.864	2.592	196.443	73.116	16.018	1.884		839.730	839.730	4	5
30	29th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
31	30th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
32	31st FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
33	32nd FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
34	33rd FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
35	34th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
36	35th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.884		816.885	816.885	4	5
37	MUMTY				115.743					115.743	115.743		
38	TOTAL	19374.633	30.240	90.720	6889.430	1637.606	676.630	434.623	26680.482	836.416	140.000	176.000	

FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

**PROJECT**  
 Proposed Group Housing OYSTER  
 WALK at Plot No 20, Ostrow Road,  
 Endeavour Sector-1, Wave City,  
 Ghaziabad, Uttar Pradesh

**SUBMISSION ARCHITECT**  
**Signature**  
 KGN ARCHITECTS  
 2ND FLOOR, 15/15, MAIN MARKET ROAD, CHANDIGARH  
 MAIL: KGN@KGNARCHITECTS.COM TEL: 9815087888

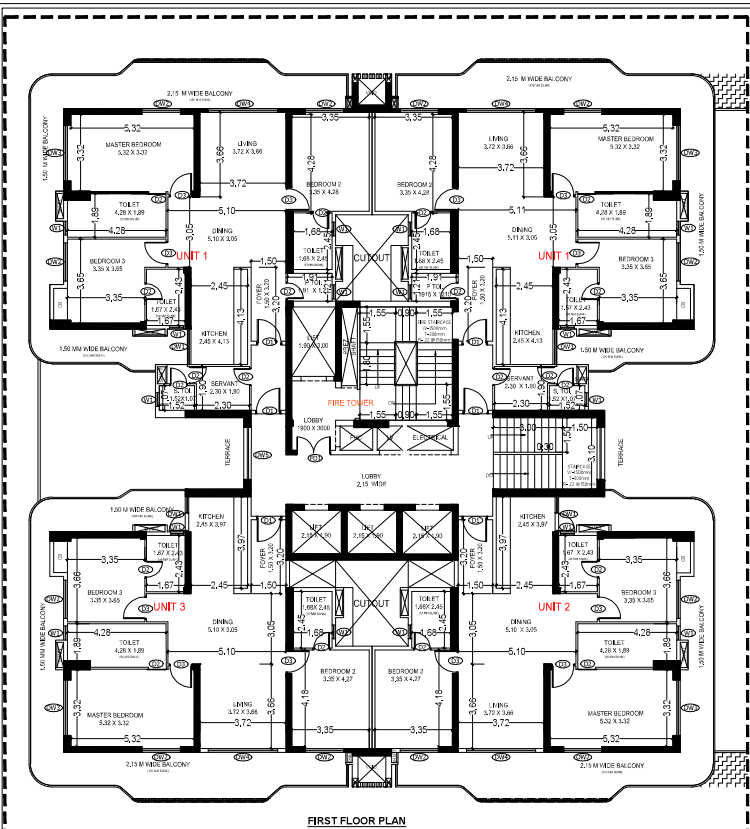
**AUTH. SIGNATORY**  
**ARCHITECT'S SIGNATURE**  
 Signature  
 Mr. Shakti Saxena

**OWNER**  
 SKSD Infrastructure Venture LLP, A-15, 4th Floor,  
 Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

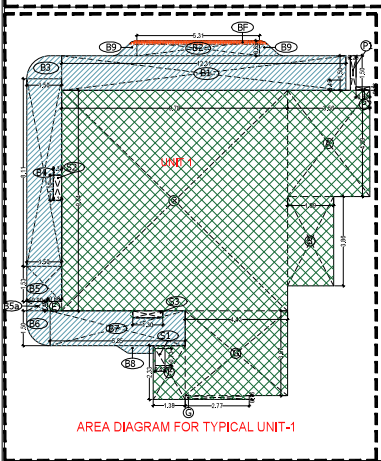
**DRAWING TITLE**  
 TOWER-2  
 STILT PLANS WITH AREA  
 CALCULATION

**SCALE** 1:100 **DWG. NO.**  
**DATE** 14.08.2025 **T2 - 01**

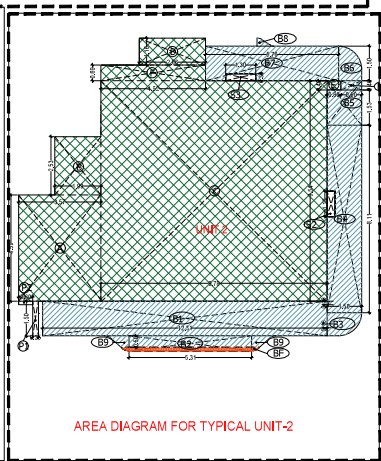
Signature



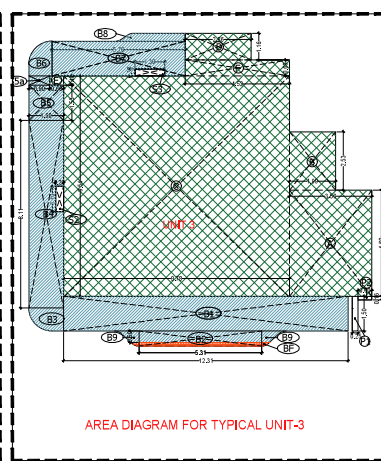
FIRST FLOOR PLAN



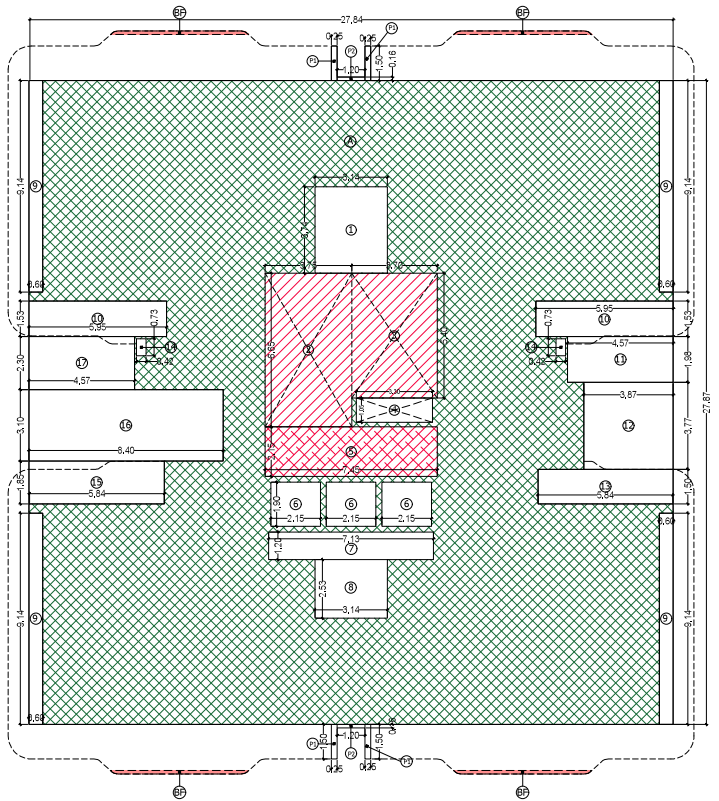
AREA DIAGRAM FOR TYPICAL UNIT-1



AREA DIAGRAM FOR TYPICAL UNIT-2



AREA DIAGRAM FOR TYPICAL UNIT-3



AREA STATEMENT OF 1st FLOOR FOR TOWER- 1 & 2					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	776.90
4	BF	POLYUNED(216)		4	0.96
<b>TOTAL (A)</b>					<b>776.76</b>
DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.14	3.74	1	11.74
2	2	3.75	0.65	1	24.34
3	3	3.70	5.40	1	19.98
4	4	3.30	1.05	1	3.47
10	5	7.45	2.15	1	16.02
11	6	2.15	1.90	3	12.25
12	7	7.15	1.20	1	8.58
13	8	3.14	2.83	1	7.94
14	9	0.60	9.14	4	21.94
15	10	5.65	1.53	2	16.24
16	11	4.57	1.98	1	9.05
17	12	3.87	3.77	1	14.59
18	13	5.54	1.50	1	8.31
19	14	0.42	0.73	2	0.61
20	15	5.84	1.85	1	10.80
21	16	8.40	3.10	1	26.04
22	17	4.57	2.30	1	10.51
<b>TOTAL (B)</b>					<b>226.41</b>
<b>NET FARE (A-B)</b>					<b>550.35</b>
OTHER PROJECTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	P1	0.26	1.50	4	1.56
2	P2	1.20	0.16	2	0.38
<b>TOTAL</b>					<b>1.94</b>

FIRST FLOOR FAR AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO-3-3BHK (TOWER-1 LAB)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	4.00	1	15.60
2	B	1.90	3.00	1	5.70
3	C	3.90	3.40	1	13.26
4	D	2.00	3.00	1	6.00
5	E	0.60	3.00	1	1.80
6	F	1.90	3.00	1	5.70
7	G	2.00	3.00	1	6.00
<b>TOTAL ADDITION AREA</b>					<b>63.06</b>
<b>UNIT FAR AREA (A-F)</b>					<b>63.06</b>
BALCONY UNDER FAR AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	1.90	3.00	1	5.70
2	2	1.90	3.00	1	5.70
3	3	2.00	3.00	1	6.00
4	4	2.00	3.00	1	6.00
5	5	0.60	3.00	1	1.80
<b>TOTAL BALCONY AREA EXCEEDING 2.0 METERS</b>					<b>31.10</b>
<b>BALCONY AREA UNDER FAR &amp; 2.0M OR IS</b>					<b>0.84</b>
<b>TOTAL FAR OF UNIT 3 (C-F)</b>					<b>63.90</b>
<b>UNIT BUILT UP AREA (FAR)</b>					<b>63.90</b>

UNIT 1 AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO-3-3BHK (TOWER-1 LAB)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	4.00	1	15.60
2	B	1.90	3.00	1	5.70
3	C	3.90	3.40	1	13.26
4	D	2.00	3.00	1	6.00
5	E	0.60	3.00	1	1.80
6	F	1.90	3.00	1	5.70
7	G	2.00	3.00	1	6.00
<b>TOTAL ADDITION AREA</b>					<b>63.06</b>
<b>UNIT FAR AREA (A-F)</b>					<b>63.06</b>
BALCONY UNDER FAR AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	1.90	3.00	1	5.70
2	2	1.90	3.00	1	5.70
3	3	2.00	3.00	1	6.00
4	4	2.00	3.00	1	6.00
5	5	0.60	3.00	1	1.80
<b>TOTAL BALCONY AREA EXCEEDING 2.0 METERS</b>					<b>31.10</b>
<b>BALCONY AREA UNDER FAR &amp; 2.0M OR IS</b>					<b>0.84</b>
<b>TOTAL FAR OF UNIT 1 (C-F)</b>					<b>63.90</b>
<b>UNIT BUILT UP AREA (FAR)</b>					<b>63.90</b>

UNIT 2 AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO-3-3BHK (TOWER-1 LAB)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	4.00	1	15.60
2	B	1.90	3.00	1	5.70
3	C	3.90	3.40	1	13.26
4	D	2.00	3.00	1	6.00
5	E	0.60	3.00	1	1.80
6	F	1.90	3.00	1	5.70
7	G	2.00	3.00	1	6.00
<b>TOTAL ADDITION AREA</b>					<b>63.06</b>
<b>UNIT FAR AREA (A-F)</b>					<b>63.06</b>
BALCONY UNDER FAR AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	1.90	3.00	1	5.70
2	2	1.90	3.00	1	5.70
3	3	2.00	3.00	1	6.00
4	4	2.00	3.00	1	6.00
5	5	0.60	3.00	1	1.80
<b>TOTAL BALCONY AREA EXCEEDING 2.0 METERS</b>					<b>31.10</b>
<b>BALCONY AREA UNDER FAR &amp; 2.0M OR IS</b>					<b>0.84</b>
<b>TOTAL FAR OF UNIT 2 (C-F)</b>					<b>63.90</b>
<b>UNIT BUILT UP AREA (FAR)</b>					<b>63.90</b>

UNIT 3 AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO-3-3BHK (TOWER-1 LAB)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	4.00	1	15.60
2	B	1.90	3.00	1	5.70
3	C	3.90	3.40	1	13.26
4	D	2.00	3.00	1	6.00
5	E	0.60	3.00	1	1.80
6	F	1.90	3.00	1	5.70
7	G	2.00	3.00	1	6.00
<b>TOTAL ADDITION AREA</b>					<b>63.06</b>
<b>UNIT FAR AREA (A-F)</b>					<b>63.06</b>
BALCONY UNDER FAR AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	1.90	3.00	1	5.70
2	2	1.90	3.00	1	5.70
3	3	2.00	3.00	1	6.00
4	4	2.00	3.00	1	6.00
5	5	0.60	3.00	1	1.80
<b>TOTAL BALCONY AREA EXCEEDING 2.0 METERS</b>					<b>31.10</b>
<b>BALCONY AREA UNDER FAR &amp; 2.0M OR IS</b>					<b>0.84</b>
<b>TOTAL FAR OF UNIT 3 (C-F)</b>					<b>63.90</b>
<b>UNIT BUILT UP AREA (FAR)</b>					<b>63.90</b>

DOOR-WINDOW SCHEDULE			
DOOR	DOOR SIZE	CLL	LIMIT
DO01	1050 X 2400	H01	2400
DO02	1650 X 2400	H01	2400
DO03	2400 X 2400	H01	2400
DO04	2400 X 2400	H01	2400
DO05	2500 X 2400	H01	2400
INTERNAL DOORS			
DO1	1100 X 2400	H01	2400
DO2	750 X 2400	H01	2400
DO3	1000 X 2400	H01	2400
DO4	1000 X 2400	H01	2400
WINDOWS			
WO1	900 X 1000	W01	2400

FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

PROJECT  
Proposed Group Housing OYSTER WALK at Plot No.2C, Oakwood Enclave, Sector-1 Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT  
**KGN ARCHITECTS**  
3RD FLOOR, 17 MAIN MARKET ROAD, CHANDNARAI, DELHI METRO RAIL, CHANDNARAI, DELHI-110046

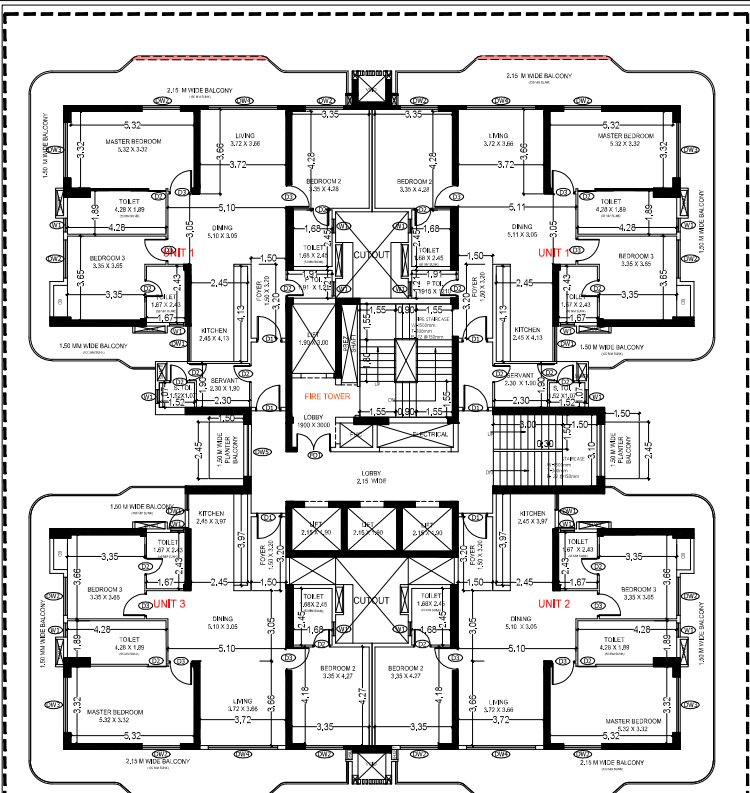
AUTH. SIGNATORY ARCHITECT'S SIGNATURE  
  
 Ar. Shakti Saxena  
 C.A.20/18/96253

DATE: 14.08.2025

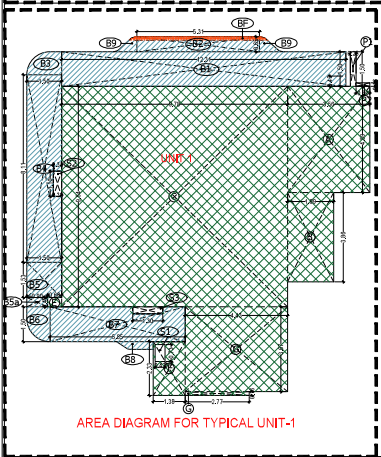
DRAWING TITLE  
**TOWER-1 & 2 FIRST FLOOR PLANS WITH AREA CALCULATION**

SCALE 1:100 DWG. NO.  
**T1 & 2 - 02**

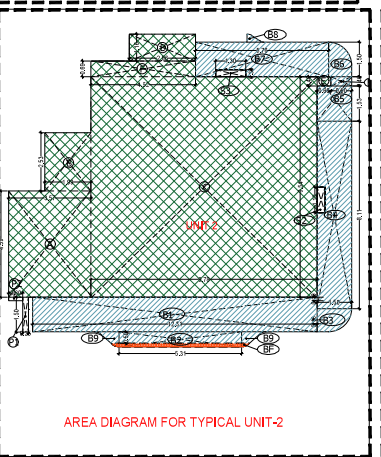
Signature valid



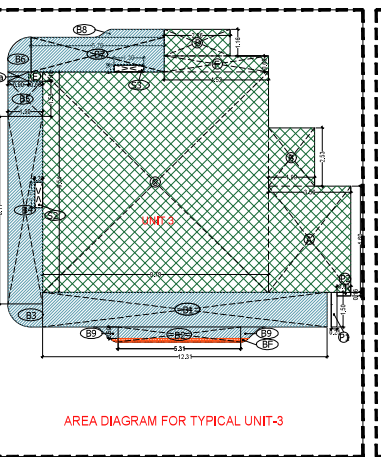
TYPICAL (2ND-17TH & 19TH-27TH & 28TH-35TH) FLOOR PLAN



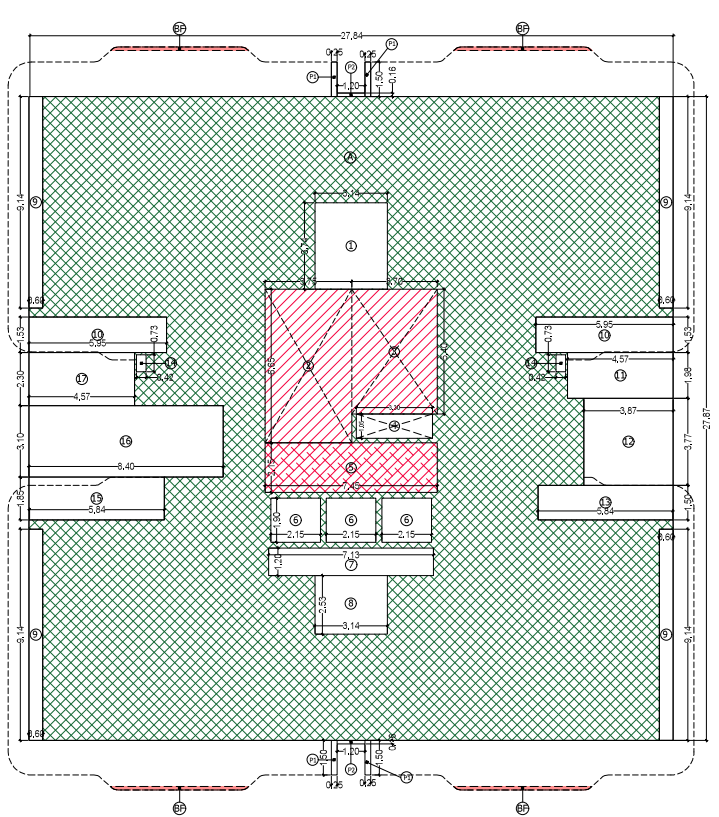
AREA DIAGRAM FOR TYPICAL UNIT-1



AREA DIAGRAM FOR TYPICAL UNIT-2



AREA DIAGRAM FOR TYPICAL UNIT-3



AREA STATEMENT OF TYPICAL FLOOR FOR TOWER- 1 & 2				
ADDITION				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	A	27.84	27.87	1 775.90
4	BF	POLYLINE(216)		4 0.86
TOTAL (A)				776.76
INTERNAL DOORS				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	1	3.14	3.74	1 11.74
2	2	3.75	6.65	1 24.94
3	3	3.70	5.40	1 19.98
4	4	3.30	1.05	1 3.47
10	5	7.45	2.15	1 16.02
11	6	2.15	1.50	3 12.26
12	7	7.15	1.20	1 8.58
13	8	3.14	2.53	1 7.94
14	9	0.60	9.14	4 21.94
15	10	5.96	1.53	2 18.21
16	11	4.57	1.98	1 9.05
17	12	3.87	3.77	1 14.59
18	13	5.94	1.50	1 8.76
20	14	0.42	0.73	2 0.61
20	15	5.84	1.85	1 10.80
21	16	8.40	3.10	1 26.04
22	17	4.57	2.30	1 10.51
TOTAL (B)				226.41
NET FAR=(A-B)				550.36
OTHER PROJECTION				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	P1	0.26	1.50	4 1.50
2	P2	1.20	0.16	2 0.38
TOTAL				1.88
TYPICAL FLOOR FAR AREA STATEMENT				

FAR AND BUILT UP AREA CALCULATION OF UNIT NO-1-18TH FLOOR (LAB)				
ADDITION AREA				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	A	3.90	4.00	1 15.50
2	B	3.90	2.00	1 7.80
3	C	3.90	2.40	1 9.36
4	D	2.00	3.90	1 7.80
5	E	0.00	0.00	1 0.00
6	F	0.00	0.00	1 0.00
7	G	2.00	2.00	1 4.00
TOTAL ADDITION AREA (A)				54.86
REDUCTION AREA				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	H	0.00	0.00	1 0.00
2	I	0.00	0.00	1 0.00
TOTAL REDUCTION AREA (B)				0.00
NET FAR (A-B)				54.86
BALCONY UNDER FAR AREA				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	J	0.00	0.00	1 0.00
TOTAL BALCONY AREA EXCEEDING 2.0 METERS (C)				0.00
BALCONY AREA UNDER FAR (E-D) OF IS				0.00
TOTAL FAR OF UNIT 22-EPT				54.86

UNIT 1 AREA STATEMENT				
FAR AND BUILT UP AREA CALCULATION OF UNIT NO-1-18TH FLOOR (LAB)				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	A	3.90	4.00	1 15.50
2	B	3.90	2.00	1 7.80
3	C	3.90	2.40	1 9.36
4	D	2.00	3.90	1 7.80
5	E	0.00	0.00	1 0.00
6	F	0.00	0.00	1 0.00
7	G	2.00	2.00	1 4.00
TOTAL ADDITION AREA (A)				54.86
TOTAL REDUCTION AREA (B)				0.00
NET FAR (A-B)				54.86
BALCONY UNDER FAR AREA				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	J	0.00	0.00	1 0.00
TOTAL BALCONY AREA EXCEEDING 2.0 METERS (C)				0.00
BALCONY AREA UNDER FAR (E-D) OF IS				0.00
TOTAL FAR OF UNIT 22-EPT				54.86

UNIT 2 AREA STATEMENT				
FAR AND BUILT UP AREA CALCULATION OF UNIT NO-1-18TH FLOOR (LAB)				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	A	3.90	4.00	1 15.50
2	B	3.90	2.00	1 7.80
3	C	3.90	2.40	1 9.36
4	D	2.00	3.90	1 7.80
5	E	0.00	0.00	1 0.00
6	F	0.00	0.00	1 0.00
7	G	2.00	2.00	1 4.00
TOTAL ADDITION AREA (A)				54.86
TOTAL REDUCTION AREA (B)				0.00
NET FAR (A-B)				54.86
BALCONY UNDER FAR AREA				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	J	0.00	0.00	1 0.00
TOTAL BALCONY AREA EXCEEDING 2.0 METERS (C)				0.00
BALCONY AREA UNDER FAR (E-D) OF IS				0.00
TOTAL FAR OF UNIT 22-EPT				54.86

UNIT 3 AREA STATEMENT				
FAR AND BUILT UP AREA CALCULATION OF UNIT NO-1-18TH FLOOR (LAB)				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	A	3.90	4.00	1 15.50
2	B	3.90	2.00	1 7.80
3	C	3.90	2.40	1 9.36
4	D	2.00	3.90	1 7.80
5	E	0.00	0.00	1 0.00
6	F	0.00	0.00	1 0.00
7	G	2.00	2.00	1 4.00
TOTAL ADDITION AREA (A)				54.86
TOTAL REDUCTION AREA (B)				0.00
NET FAR (A-B)				54.86
BALCONY UNDER FAR AREA				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	J	0.00	0.00	1 0.00
TOTAL BALCONY AREA EXCEEDING 2.0 METERS (C)				0.00
BALCONY AREA UNDER FAR (E-D) OF IS				0.00
TOTAL FAR OF UNIT 22-EPT				54.86

DOOR-WINDOW SCHEDULE				
DOOR	DOOR SIZE	CL	LIMIT	
W01	1500 X 2400	H01	2400	
W02	1650 X 2400	H02	2400	
W03	2400 X 2400	H03	2400	
W04	2400 X 2400	H04	2400	
W05	2500 X 2400	H05	2400	
W06	1500 X 2400	H01	2400	
W07	1500 X 2400	H01	2400	
W08	1500 X 2400	H01	2400	
W09	1500 X 2400	H01	2400	
W10	1500 X 2400	H01	2400	

FILE NO. GDA/25-26/0555

**SUBMISSION DRAWING**

PROJECT

Proposed Group Housing OYSTER WALK at Plot No 2C, Oakwood Enclave, Sector-1 Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT

**KGN ARCHITECTS**  
 5TH FLOOR, 17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

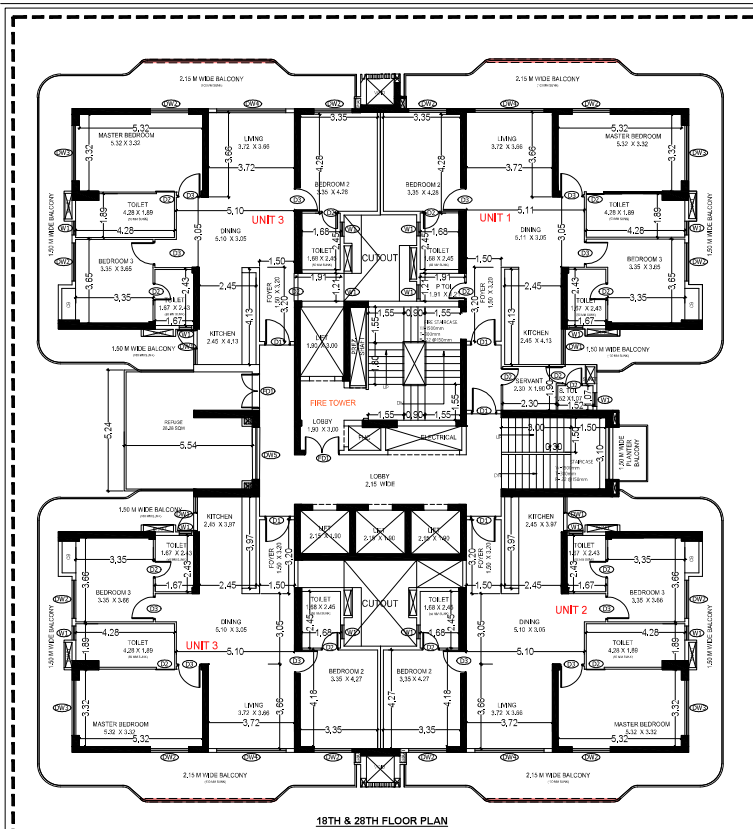
OWNER: OVID Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena.

DRAWING TITLE: TOWER-1 & 2 TYPICAL (2ND-17TH & 19TH-27TH & 28TH-35TH) FLOOR PLANS WITH AREA CALCULATION

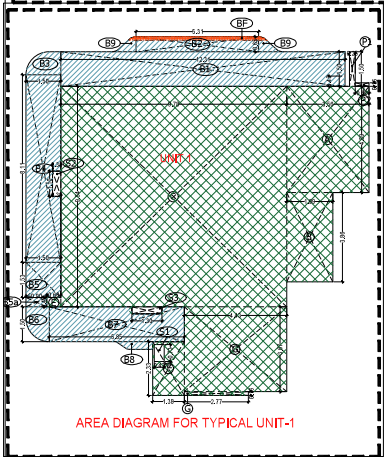
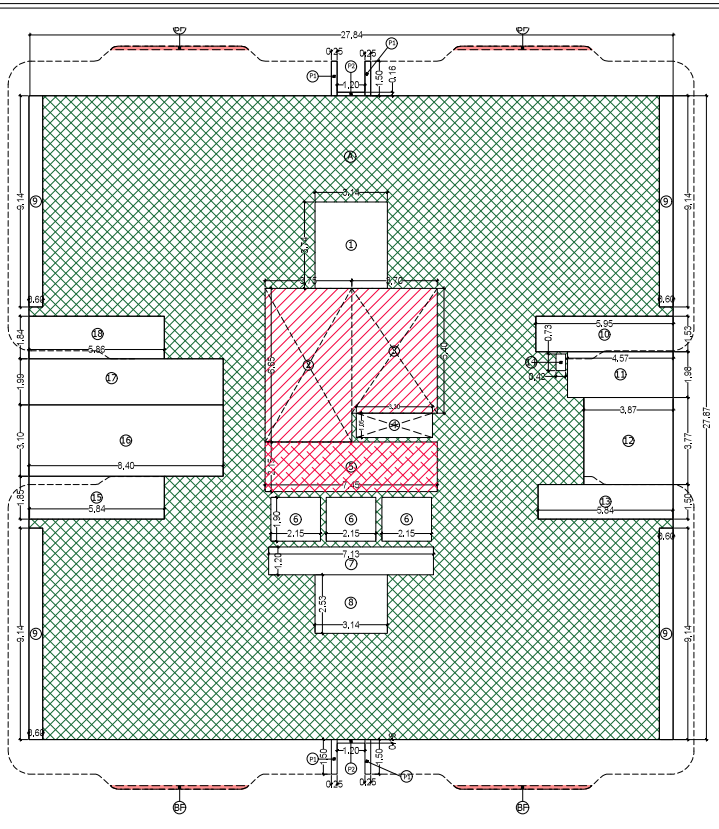
SCALE: 1:100 DWG. NO.

DATE: 14.08.2025 T1, 2 & 03

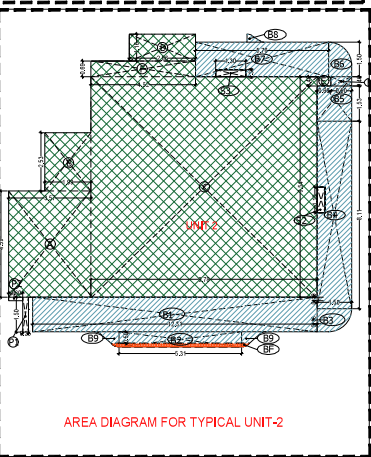
Signature valid



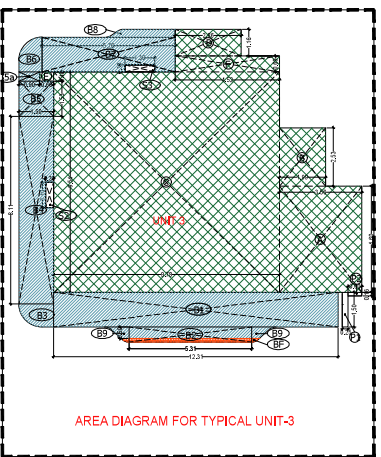
18TH & 28TH FLOOR PLAN



AREA DIAGRAM FOR TYPICAL UNIT-1



AREA DIAGRAM FOR TYPICAL UNIT-2



AREA DIAGRAM FOR TYPICAL UNIT-3

**AREA STATEMENT OF REFUGE FLOOR FOR TOWER - 1 & 2**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.00
2	BF	POLYMERED 219	4	0.86	
<b>TOTAL (A)</b>					<b>776.76</b>

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.14	3.74	1	11.74
2	2	3.75	4.05	1	24.94
3	3	3.70	5.40	1	19.98
4	4	3.30	1.95	1	3.47
5	5	7.40	2.15	1	16.05
6	6	2.15	1.50	3	12.20
7	7	7.75	1.20	1	9.30
8	8	3.14	2.53	1	7.94
9	9	0.60	8.14	4	21.54
10	10	5.58	1.53	1	8.53
11	11	4.57	1.98	1	9.05
12	12	3.87	3.77	1	14.59
13	13	5.84	1.90	1	11.10
14	14	0.42	0.73	2	0.61
15	15	5.56	1.85	1	10.60
16	16	8.45	3.10	1	26.94
17	17	4.57	2.30	1	10.51
18	18	5.58	1.84	1	10.76
<b>TOTAL (B)</b>					<b>227.00</b>
<b>NET FLOOR AREA (A-B)</b>					<b>549.88</b>

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	BF	5.54	5.92	1	28.30
<b>REFUGE AREA</b>					<b>28.30</b>

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	PI	0.25	1.50	4	1.50
2	PI	1.50	0.15	2	0.38
<b>TOTAL</b>					<b>1.88</b>

**REFUGE FLOOR FAR AREA STATEMENT**

**FAR AND BUILT UP AREA CALCULATION OF UNIT NO-3-28th FLOOR (LAB)**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	4.50	1	17.55
2	B	1.90	2.50	1	4.75
3	C	3.70	2.40	1	8.88
4	D	2.70	3.20	1	8.64
5	E	0.90	4.00	1	3.60
6	F	3.00	2.20	1	6.60
7	G	0.70	1.50	1	1.05
<b>TOTAL ADDITION AREA</b>					<b>121.38</b>

**UNIT FAR AREA (LAB)**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	BF	10.35	1.80	1	18.66
2	BF	10.35	1.80	1	18.66
3	BF	10.35	1.80	1	18.66
4	BF	10.35	1.80	1	18.66
5	BF	10.35	1.80	1	18.66
6	BF	10.35	1.80	1	18.66
7	BF	10.35	1.80	1	18.66
8	BF	10.35	1.80	1	18.66
9	BF	10.35	1.80	1	18.66
10	BF	10.35	1.80	1	18.66
<b>TOTAL ADDITION AREA</b>					<b>186.99</b>

**UNIT FAR AREA (LAB)**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	BF	10.35	1.80	1	18.66
2	BF	10.35	1.80	1	18.66
3	BF	10.35	1.80	1	18.66
4	BF	10.35	1.80	1	18.66
5	BF	10.35	1.80	1	18.66
6	BF	10.35	1.80	1	18.66
7	BF	10.35	1.80	1	18.66
8	BF	10.35	1.80	1	18.66
9	BF	10.35	1.80	1	18.66
10	BF	10.35	1.80	1	18.66
<b>TOTAL ADDITION AREA</b>					<b>186.99</b>

**UNIT FAR OF UNIT 3-28th FLOOR**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	BF	10.35	1.80	1	18.66
2	BF	10.35	1.80	1	18.66
3	BF	10.35	1.80	1	18.66
4	BF	10.35	1.80	1	18.66
5	BF	10.35	1.80	1	18.66
6	BF	10.35	1.80	1	18.66
7	BF	10.35	1.80	1	18.66
8	BF	10.35	1.80	1	18.66
9	BF	10.35	1.80	1	18.66
10	BF	10.35	1.80	1	18.66
<b>TOTAL ADDITION AREA</b>					<b>186.99</b>

**UNIT 1 AREA STATEMENT**

**FAR AND BUILT UP AREA CALCULATION OF UNIT NO-3-28th FLOOR (LAB)**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	4.50	1	17.55
2	B	1.90	2.50	1	4.75
3	C	3.70	2.40	1	8.88
4	D	2.70	3.20	1	8.64
5	E	0.90	4.00	1	3.60
6	F	3.00	2.20	1	6.60
7	G	0.70	1.50	1	1.05
<b>TOTAL ADDITION AREA</b>					<b>121.38</b>

**UNIT FAR AREA (LAB)**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	BF	10.35	1.80	1	18.66
2	BF	10.35	1.80	1	18.66
3	BF	10.35	1.80	1	18.66
4	BF	10.35	1.80	1	18.66
5	BF	10.35	1.80	1	18.66
6	BF	10.35	1.80	1	18.66
7	BF	10.35	1.80	1	18.66
8	BF	10.35	1.80	1	18.66
9	BF	10.35	1.80	1	18.66
10	BF	10.35	1.80	1	18.66
<b>TOTAL ADDITION AREA</b>					<b>186.99</b>

**UNIT FAR OF UNIT 1-28th FLOOR**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	BF	10.35	1.80	1	18.66
2	BF	10.35	1.80	1	18.66
3	BF	10.35	1.80	1	18.66
4	BF	10.35	1.80	1	18.66
5	BF	10.35	1.80	1	18.66
6	BF	10.35	1.80	1	18.66
7	BF	10.35	1.80	1	18.66
8	BF	10.35	1.80	1	18.66
9	BF	10.35	1.80	1	18.66
10	BF	10.35	1.80	1	18.66
<b>TOTAL ADDITION AREA</b>					<b>186.99</b>

**UNIT 2 AREA STATEMENT**

**FAR AND BUILT UP AREA CALCULATION OF UNIT NO-3-28th FLOOR (LAB)**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	4.50	1	17.55
2	B	1.90	2.50	1	4.75
3	C	3.70	2.40	1	8.88
4	D	2.70	3.20	1	8.64
5	E	0.90	4.00	1	3.60
6	F	3.00	2.20	1	6.60
7	G	0.70	1.50	1	1.05
<b>TOTAL ADDITION AREA</b>					<b>121.38</b>

**UNIT FAR AREA (LAB)**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	BF	10.35	1.80	1	18.66
2	BF	10.35	1.80	1	18.66
3	BF	10.35	1.80	1	18.66
4	BF	10.35	1.80	1	18.66
5	BF	10.35	1.80	1	18.66
6	BF	10.35	1.80	1	18.66
7	BF	10.35	1.80	1	18.66
8	BF	10.35	1.80	1	18.66
9	BF	10.35	1.80	1	18.66
10	BF	10.35	1.80	1	18.66
<b>TOTAL ADDITION AREA</b>					<b>186.99</b>

**UNIT FAR OF UNIT 2-28th FLOOR**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	BF	10.35	1.80	1	18.66
2	BF	10.35	1.80	1	18.66
3	BF	10.35	1.80	1	18.66
4	BF	10.35	1.80	1	18.66
5	BF	10.35	1.80	1	18.66
6	BF	10.35	1.80	1	18.66
7	BF	10.35	1.80	1	18.66
8	BF	10.35	1.80	1	18.66
9	BF	10.35	1.80	1	18.66
10	BF	10.35	1.80	1	18.66
<b>TOTAL ADDITION AREA</b>					<b>186.99</b>

**UNIT 3 AREA STATEMENT**

**FAR AND BUILT UP AREA CALCULATION OF UNIT NO-3-28th FLOOR (LAB)**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	4.50	1	17.55
2	B	1.90	2.50	1	4.75
3	C	3.70	2.40	1	8.88
4	D	2.70	3.20	1	8.64
5	E	0.90	4.00	1	3.60
6	F	3.00	2.20	1	6.60
7	G	0.70	1.50	1	1.05
<b>TOTAL ADDITION AREA</b>					<b>121.38</b>

**UNIT FAR AREA (LAB)**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	BF	10.35	1.80	1	18.66
2	BF	10.35	1.80	1	18.66
3	BF	10.35	1.80	1	18.66
4	BF	10.35	1.80	1	18.66
5	BF	10.35	1.80	1	18.66
6	BF	10.35	1.80	1	18.66
7	BF	10.35	1.80	1	18.66
8	BF	10.35	1.80	1	18.66
9	BF	10.35	1.80	1	18.66
10	BF	10.35	1.80	1	18.66
<b>TOTAL ADDITION AREA</b>					<b>186.99</b>

**UNIT FAR OF UNIT 3-28th FLOOR**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	BF	10.35	1.80	1	18.66
2	BF	10.35	1.80	1	18.66
3	BF	10.35	1.80	1	18.66
4	BF	10.35	1.80	1	18.66
5	BF	10.35	1.80	1	18.66
6	BF	10.35	1.80	1	18.66
7	BF	10.35	1.80	1	18.66
8	BF	10.35	1.80	1	18.66
9	BF	10.35	1.80	1	18.66
10	BF	10.35	1.80	1	18.66
<b>TOTAL ADDITION AREA</b>					<b>186.99</b>

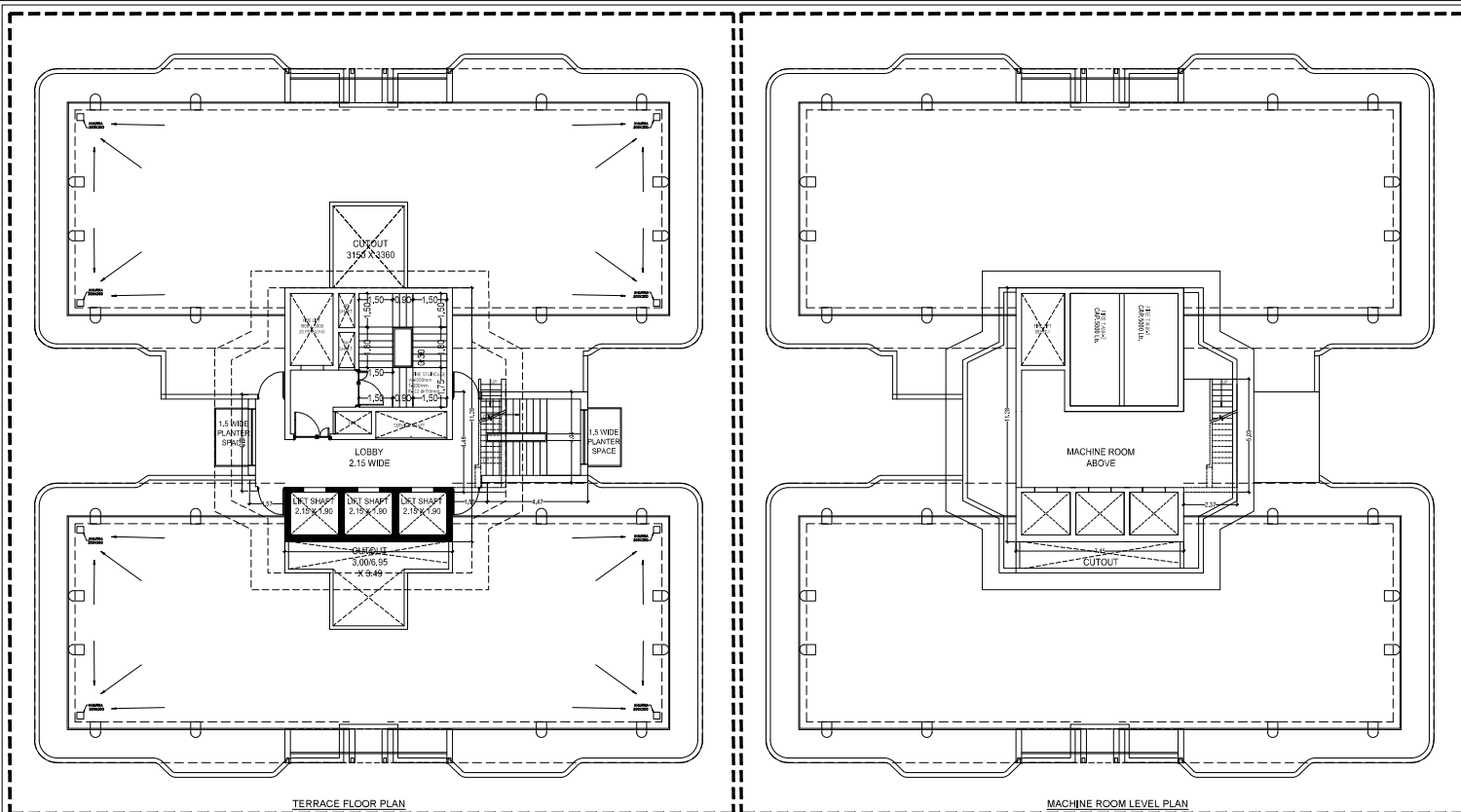
FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

**PROJECT**  
Proposed Group Housing OYSTER WALK at Plot No.2C, Calatwood Endave, Sector-13, Noida, through its Auth, Ghaziabad, Uttar Pradesh

**SUBMISSION ARCHITECT**

**KGN ARCHITECTS**  
DR. K. N. GUPTA, DR. N. GUPTA, DR. S. GUPTA, DR. R. GUPTA, DR. P. GUPTA, DR. Q. GUPTA, DR. T. GUPTA, DR. Y. GUPTA, DR. Z. GUPTA, DR. A. GUPTA, DR. B. GUPTA, DR. C. GUPTA, DR. D. GUPTA, DR. E. GUPTA, DR. F. GUPTA, DR. G. GUPTA, DR. H. GUPTA, DR. I. GUPTA, DR. J. GUPTA, DR. K. GUPTA, DR. L. GUPTA, DR. M. GUPTA, DR. N. GUPTA, DR. O. GUPTA, DR. P. GUPTA, DR. Q. GUPTA, DR. R. GUPTA, DR. S. GUPTA, DR. T. GUPTA, DR. Y. GUPTA, DR. Z. GUPTA, DR. A. GUPTA, DR. B. GUPTA, DR. C. GUPTA, DR. D. GUPTA, DR. E. GUPTA, DR. F. GUPTA, DR. G. GUPTA, DR. H. GUPTA, DR. I. GUPTA, DR. J. GUPTA, DR. K. GUPTA, DR. L. GUPTA, DR. M. GUPTA, DR. N. GUPTA, DR. O. GUPTA, DR. P. GUPTA, DR. Q. GUPTA, DR. R. GUPTA, DR. S. GUPTA, DR. T. GUPTA, DR. Y. GUPTA, DR. Z. GUPTA, DR. A. GUPTA, DR. B. GUPTA, DR. C. GUPTA, DR. D. GUPTA, DR. E. GUPTA, DR. F. GUPTA, DR. G. GUPTA, DR. H. GUPTA, DR. I. GUPTA, DR. J. GUPTA, DR. K. GUPTA, DR. L. GUPTA, DR. M. GUPTA, DR. N. GUPTA, DR. O. GUPTA, DR. P. GUPTA, DR. Q. GUPTA, DR. R. GUPTA, DR. S. GUPTA, DR. T. GUPTA, DR. Y. GUPTA, DR. Z. GUPTA, DR. A. GUPTA, DR. B. GUPTA, DR. C. GUPTA, DR. D. GUPTA, DR. E. GUPTA, DR. F

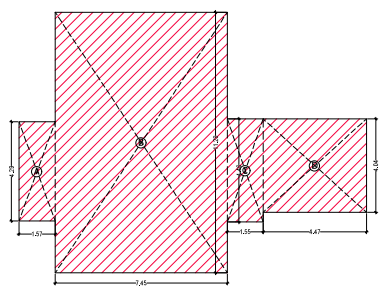
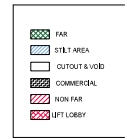


DOOR-WINDOW SCHEDULE				
ROOM	DOOR SIZE	COLL.	INTR.	
TAG	1800 X 2400	±00	±000	
DW01	1200 X 2400	±00	±000	
DW02	1600 X 2400	±00	±000	
DW03	2400 X 2400	±00	±000	
DW04	3000 X 2400	±00	±000	
DW05	2200 X 2400	±00	±000	
INTERNAL DOORS				
DD1	1100 X 2400	±00	±000	
DD2	750 X 2400	±00	±000	
DD3	1000 X 2400	±00	±000	
DD4	1500 X 2400	±00	±000	
WINDOWS				
W01	600 X 1200	1200	2400	

TERRACE FLOOR PLAN

MACHINE ROOM LEVEL PLAN

TERRACE FLOOR NON FAR AREA (TOWER 1, 2&3)					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	1.510	4.260	1	6.335
2	B	7.430	11.280	1	84.205
3	C	1.550	4.480	1	6.900
4	D	4.470	4.540	1	18.285
TOTAL TERRACE NON FAR AREA					115.725



AREA DIAGRAM FOR MUMTY , MACHINE ROOM & OHT

FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

**PROJECT**  
 Proposed Group Housing OYSTER  
 WALK at Plot No 2C, Oakwood  
 Endave Sector-1 Wave City,  
 Ghaziabad, Uttar Pradesh

**SUBMISSION ARCHITECT**  
**KGN ARCHITECTS**  
 5th FLOOR, 17, RAJAWAHAB ROAD, GHAZIABAD,  
 UTTAR PRADESH, INDIA. REG. NO. UP/2016/00018

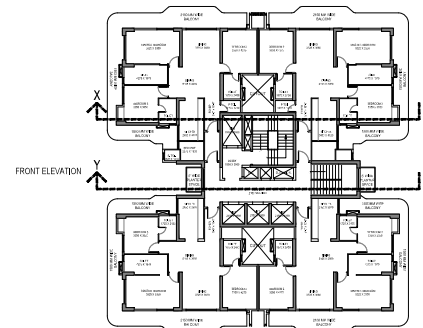
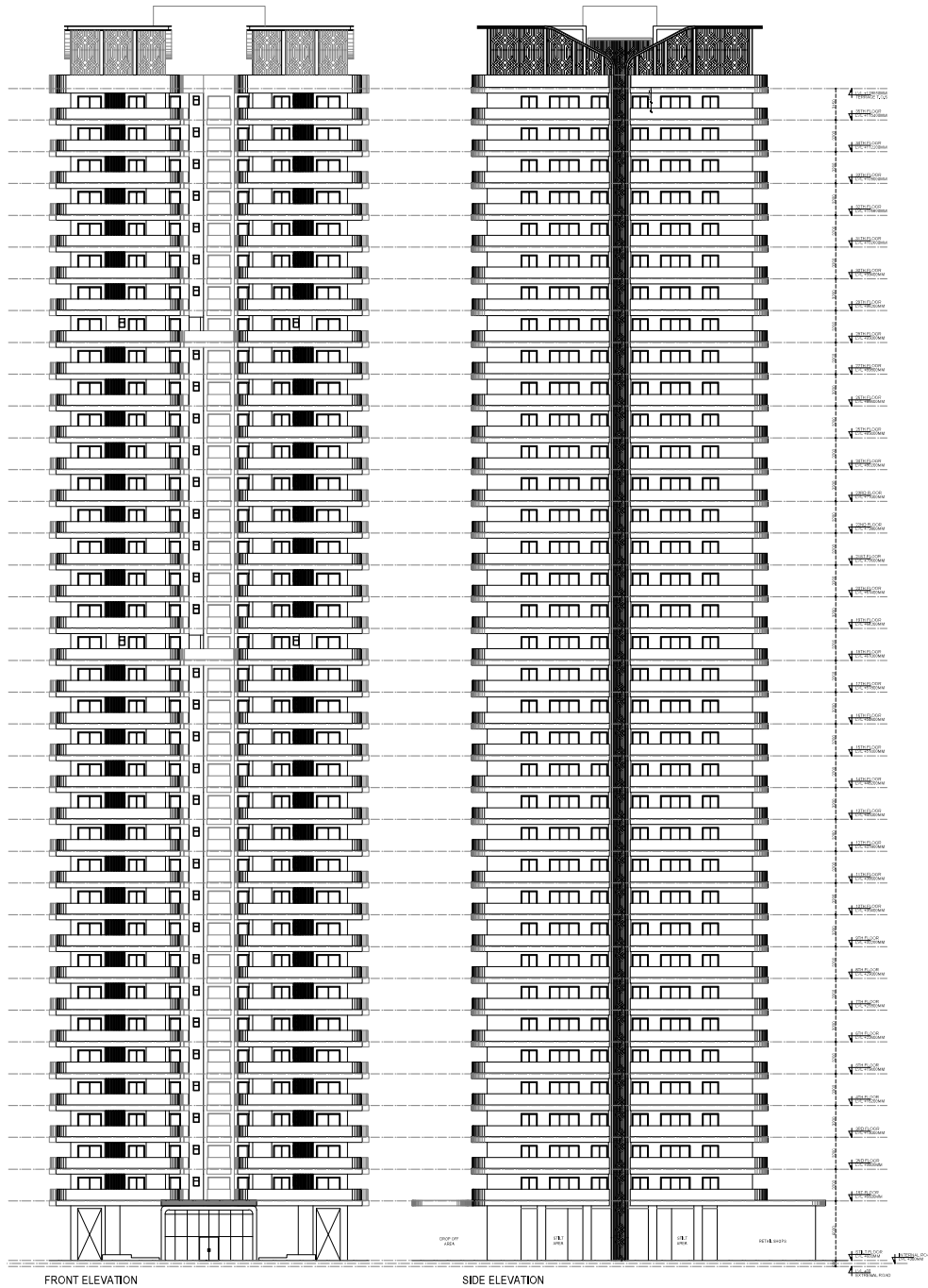
<b>AUTH. SIGNATORY</b>	<b>ARCHITECT'S SIGNATURE</b>
<i>(Signature)</i>	<i>(Signature)</i>
Authorized Signatory	Authorized Signatory

**OWNER**  
 SRSD Infrastructure Venture LLP, A-15, 4th  
 Floor, Sector-136, Noida, through its Auth.  
 Signatory Mr. Shakti Saxena

**DRAWING TITLE**  
 TOWER-1 & 2  
 TERRACE FLOOR PLANS WITH  
 AREA CALCULATION

<b>SCALE</b> 1:100	<b>DWG. NO.</b>
<b>DATE</b> 14.08.2025	<b>T1, &amp; 2 - 05</b>





FRONT ELEVATION

SIDE ELEVATION

FILE NO. GDA/BB/05/06/006

**SUBMISSION DRAWING**  
 PROJECT:  
 Proposed Group Housing DWSTER  
 WAKP at Plot No 20, Oskindod  
 Endore Sector-7, Wazirpur  
 Chandigarh, India

**KGN ARCHITECTS**  
 ARCHITECTS

ARCHITECT: KGN ARCHITECTS  
 PROJECT APPROVAL: [Signature]

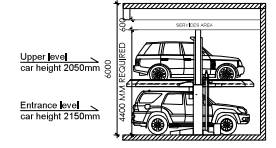
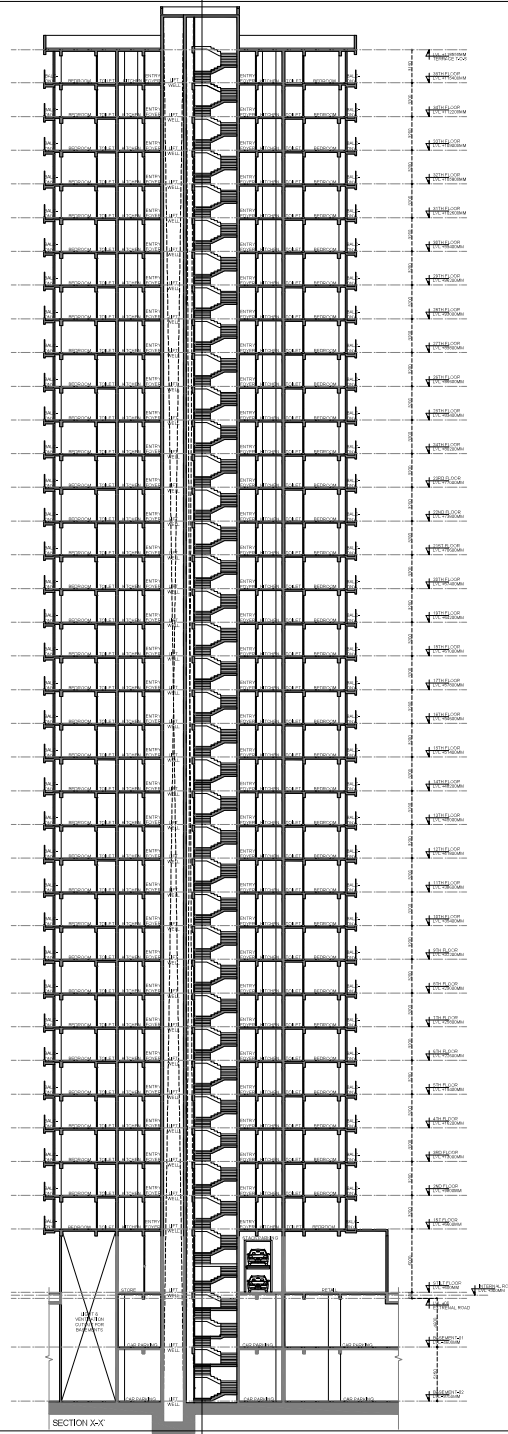
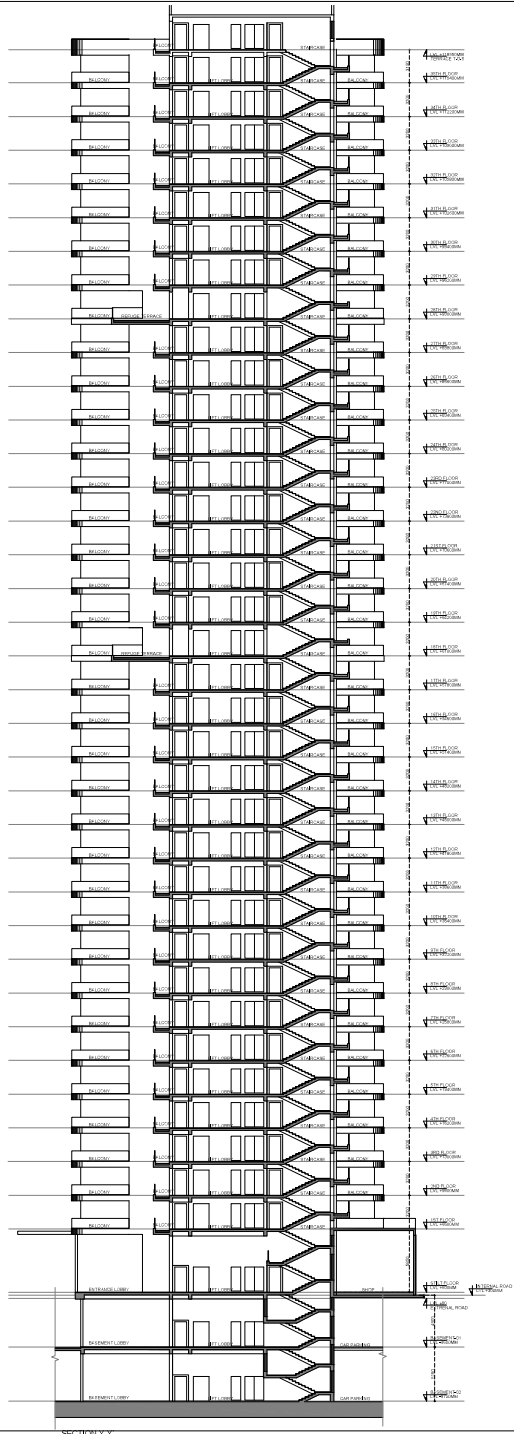
NOTES:  
 1. All dimensions are in meters.  
 2. All elevations are to be as per approved drawings.  
 3. All work to be done as per approved drawings.  
 4. All work to be done as per approved drawings.  
 5. All work to be done as per approved drawings.

DRAWING TITLE:  
 TOWER-1&2  
 ELEVATION

SCALE: 1:100  
 DATE: 14.08.2025

DWG. NO.:  
 T1&2 - 06

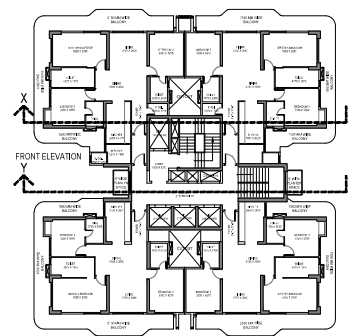
Signature [Signature]  
 [Green checkmark]



**STACK PARKING - Electromechanical**

Model		EM-2000		
Parking Capacity		2 Cars		
Car Data	Required Height	1800	1550	Tallboy + Sedan
		3900	2100	SUV + Sedan
		4200	2100	SUV + Tallboy
		4400	2100	SUV + SUV
Width of Car	2000 with Open Mirror			
Weight	Max. 3000kg			
Machine Specification	Pallet Length	3850		
	Total Height of System	2000	2100	2200
Lifting	Lifting Mechanism	Geared Motor with Chain sprocket mechanism		
	Geared Motor power	1.5Kw		
	Up/Down Speed	50 Sec		
	Spring return key lock Switch			
Safety Devices	Electromagnetic brake			
	Bottom car Sensor			
	Emergency stopper			
Electric Power	3ph, AC 415V, 50Hz			

\* Available Pallet width ranges from 2000mm to 2500mm according to Customer requirements and space constraints  
 - The Open area parking system should have a weather covering over the installation to prevent Malfunctioning of the Electronics/Mechanics  
 - Dimensions indicated above are in mm



FILE NO. GDA/BP/25-26/055

**SUBMISSION DRAWING**

PROJECT:  
 Proposed Group Housing OYSTER  
 W&AF of P&I No.20, Chennai  
 Enclave Sector-1 Wave City  
 Chennai, Tamil Nadu

SCALE: 1:100

**IGN ARCHITECTS**  
 ARCHITECTS & INTERIORS  
 10/10, Anna Salai, Chennai - 600 002

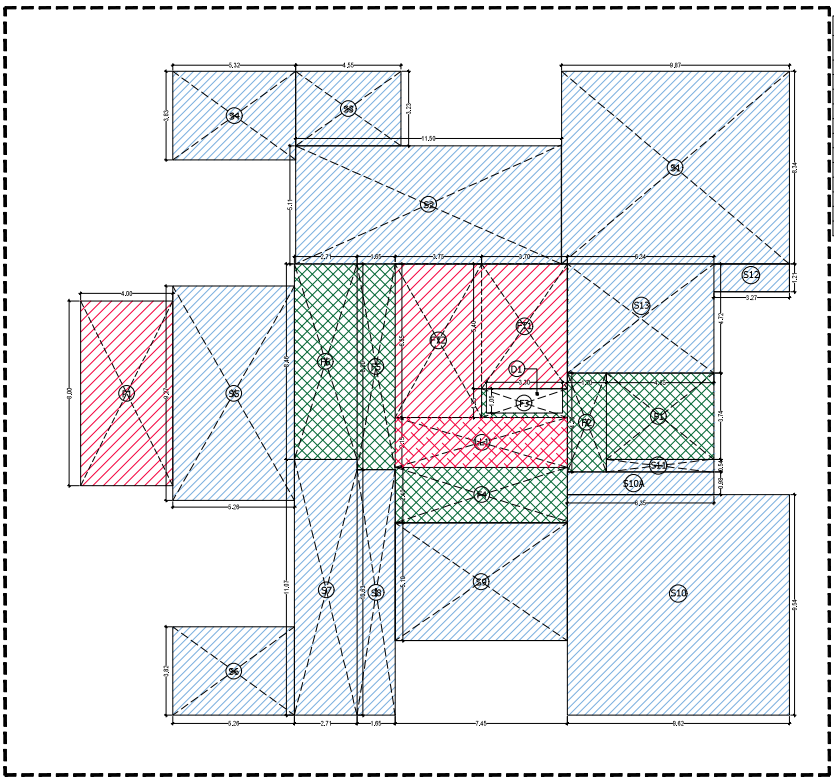
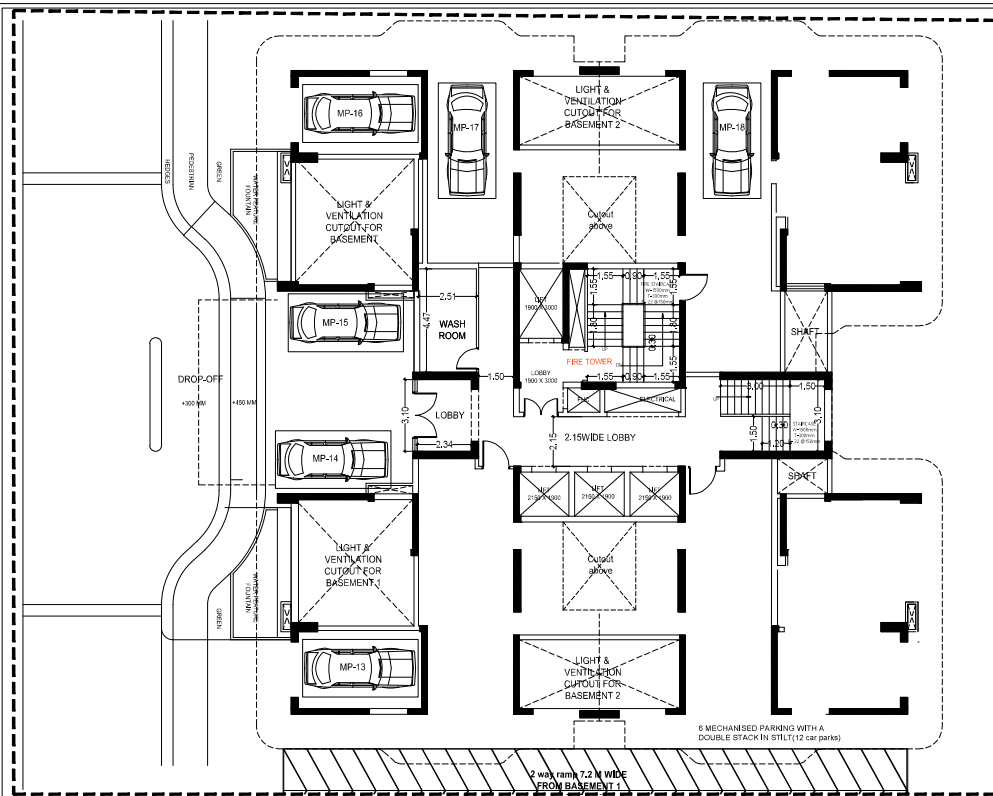
DATE: 14.08.2025

DRAWING TITLE:  
**TOWER-1&2 SECTION**

SCALE: 1:100

DATE: 14.08.2025

Signature



**DOOR-WINDOW SCHEDULE**

DOOR TAG	DOOR SIZE	CILL	LINTEL
DW01	1550 x 2400	+00	2400
DW02	1650 x 2400	+00	2400
DW03	2400 x 2400	+00	2400
DW04	3000 x 2400	+00	2400
DW05	2250 x 2400	+00	2400

**INTERNAL DOORS**

D01	1100 x 2400	+00	2400
D02	750 x 2400	+00	2400
D03	1000 x 2400	+00	2400
FD01	1500 x 2400	+00	2400

**WINDOWS**

W01	600	1200	1200	2400
-----	-----	------	------	------

- FAR
- STILT AREA
- CUTOFF & VOID
- COMMERCIAL
- NON FAR
- LIFT LOBBY

**STILT FLOOR PLAN**

**AREA STATEMENT OF STILT FLOOR FOR TOWER-3**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	F1	4.66	3.74	1	17.361
2	F2	1.70	4.28	1	7.276
3	F3	3.15	1.25	1	4.663
4	F4	7.45	2.40	1	17.880
5	F5	1.98	8.90	1	14.885
6	F6	2.71	5.46	1	22.927
<b>TOTAL (A)</b>					<b>84.821</b>

**SHAFT AREA**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	D1	3.30	1.05	1	3.465
<b>TOTAL (B)</b>					<b>3.465</b>

**NET FAR AREA (A-B)** = 81.356

**NON FAR AREA**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	P1	4	8	1	32.000
<b>COVERED AREA OF PORCH (P)</b>					<b>32.000</b>

**FIRE TOWER AREA**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	F11	3.7	5.4	1	19.980
2	F12	3.75	6.65	1	24.938
<b>AREA OF FIRE TOWER (FT)</b>					<b>44.918</b>
<b>TOTAL NON FAR AREA (NPFT)</b>					<b>76.918</b>

**STILT AREA**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	S1	9.87	8.34	1	82.316
2	S2	11.5	5.11	1	58.765
3	S3	4.55	3.23	1	14.897
4	S4	5.32	3.83	1	20.376
5	S5	5.26	9.27	1	48.790
6	S6	5.26	3.82	1	20.093
7	S7	2.71	11.07	1	30.000
8	S8	1.85	10.03	1	17.540
9	S9	7.45	5.10	1	37.995
10	S10	9.82	9.54	1	91.775
11	S10A	6.35	9.98	1	6.323
12	S11	4.65	9.54	1	2.511
13	S12	3.27	1.21	1	3.957
14	S13	6.34	4.72	1	29.929
<b>STILT AREA(S)</b>					<b>464.831</b>

**LIFT LOBBY AREA**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	LL1	7.45	2.15	1	16.018

**AREA STATEMENT OF TOWER-3 (IN SQUARE METER)**

S. NO	FLOOR	FAR AREA	EXCESS BALCONY AREA @25% IN FAR	EXCESS BALCONY AREA @75% IN FAR	NON FAR AREA (FT STAIRS & PORCH)	NON FAR AREA (FT STAIRS & PORCH) 15% FACILITY AREA	OTHER AREA AT GROUND COVERAGE (STILT PROJECTION)	COVERED AREA WITH BALCONY (FOR FIE)	TOTAL GROUND COVERAGE	NO OF PROPOSED UNITS	REQUIRED EGS	
1	2	3	4	5	6	7	8	9	10	11	12	
1	GROUND/STILT	81.356			76.918	16.018	484.931	639.222	639.222	0		
2	1ST FLOOR	551.356	0.864	2.592	162.708	44.918	16.018	1.884	809.535	4	5	
3	2ND FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
4	3RD FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
5	4TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
6	5TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
7	6TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
8	7TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
9	8TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
10	9TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
11	10TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
12	11TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
13	12TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
14	13TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
15	14TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
16	15TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
17	16TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
18	17TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
19	18TH FLOOR	549.848	0.864	2.592	198.445	44.918	16.018	1.884	816.885	4	5	
20	19TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
21	20TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
22	21ST FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
23	22ND FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
24	23RD FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
25	24TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
26	25TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
27	26TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
28	27TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
29	28TH FLOOR	549.848	0.864	2.592	198.445	44.918	16.018	1.884	816.885	4	5	
30	29TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
31	30TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
32	31ST FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
33	32ND FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
34	33RD FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
35	34TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
36	35TH FLOOR	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
37	MUMTY	551.356	0.864	2.592	202.116	44.918	16.018	1.884	816.885	4	5	
37	MUMTY				115.743	0.000			115.743			
39	TOTAL	19375.411	30.240	90.720	6889.430	1821.171	576.630	530.871	29384.232	639.222	140.000	175.000

FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

**PROJECT**  
Proposed Project Housing OYSTER WALK at Plot No.2C, Oldwood Endave, Sector-1 Wave City, Ghaziabad, Uttar Pradesh

**KNOW ARCHITECTS**  
307 FLOOR, 17, RAJAWAHAB NAGAR CROSSING, L.P. ROAD, DELHI METRO ROAD, GHAZIABAD, UTTAR PRADESH

**SUBMISSION ARCHITECT**

**AUTH. SIGNATORY** **ARCHITECT'S SIGNATURE**

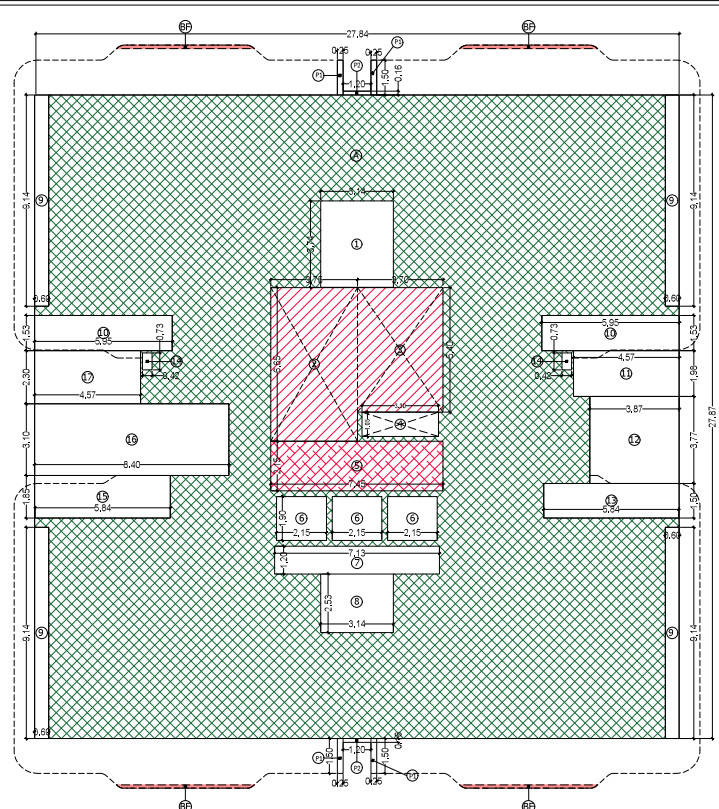
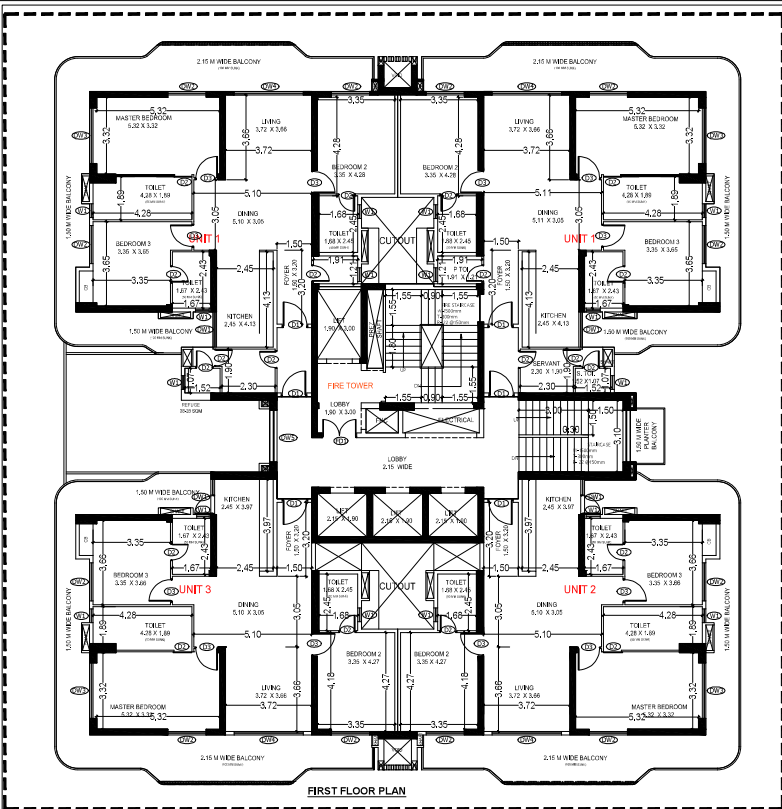
**OWNER**  
Oyster Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

**DRAWING TITLE:**  
TOWER-3  
STILT PLANS WITH AREA CALCULATION

**SCALE** 1:100 **DWG. NO.** T3 - 01

**DATE:** 14.08.2025

Signature valid



FAR AND BUILT UP AREA CALCULATION OF UNIT NO-1-3BHK (POWER LAB)			
ADDITION AREA			
S. NO	LEGEND	LENGTH	WIDTH
1	A	3.350	4.500
2	B	1.900	2.500
3	C	3.350	3.540
4	D	2.700	3.500
5	E	3.000	2.400
6	F	1.200	2.300
7	G	4.850	3.810
TOTAL ADDITION AREA			
137.338			

REDUCTION AREA			
S. NO	LEGEND	LENGTH	WIDTH
1	A	3.350	4.500
2	B	1.900	2.500
3	C	3.350	3.540
4	D	2.700	3.500
5	E	3.000	2.400
6	F	1.200	2.300
7	G	4.850	3.810
TOTAL REDUCTION AREA			
0.300			

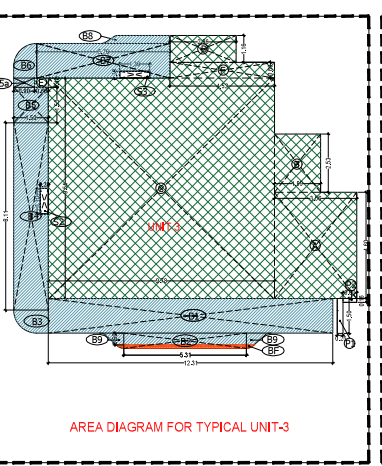
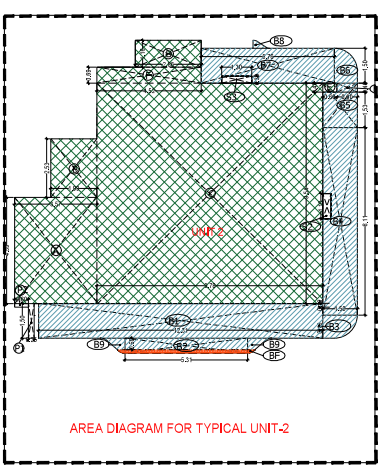
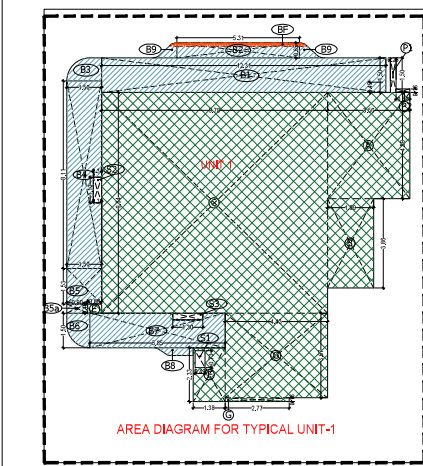
UNIT FAR AREA (A-B)			
137.038			

BALCONY UNDER FAR AREA			
S. NO	LEGEND	LENGTH	WIDTH
1	1	3.350	3.300
2	2	3.350	3.300
TOTAL BALCONY AREA EXCEEDING 2.0 METER			
0.894			
BALCONY AREA UNDER FAR OF 2.0 M			
S. NO	LEGEND	LENGTH	WIDTH
1	1	3.350	3.300
2	2	3.350	3.300
TOTAL FAR OF UNIT 2 (C-F+G)			
137.939			

UNIT 1 AREA STATEMENT			
FAR AND BUILT UP AREA CALCULATION OF UNIT NO-3-3BHK (POWER LAB)			
ADDITION AREA			
S. NO	LEGEND	LENGTH	WIDTH
1	A	3.350	4.500
2	B	1.900	2.500
3	C	3.350	3.540
4	D	2.700	3.500
5	E	3.000	2.400
6	F	1.200	2.300
7	G	4.850	3.810
TOTAL ADDITION AREA			
137.338			



AREA STATEMENT OF 1st FLOOR FOR TOWER-3					
ADDITION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.90
4	B'	POLYMER(0.216)		4	0.86
TOTAL (A)					
776.76					
DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.14	3.74	1	11.74
2	2	3.75	6.65	1	24.94
3	3	3.70	5.40	1	19.98
4	4	3.30	1.05	1	3.47
10	5	7.45	2.15	1	16.02
11	6	2.15	1.90	3	12.26
12	7	7.13	1.20	1	8.56
13	8	3.14	2.33	1	7.34
14	9	0.80	9.34	4	21.94
15	10	5.95	1.53	2	18.21
16	11	4.57	1.98	1	9.05
17	12	3.87	3.77	1	14.59
18	13	5.84	1.50	1	8.76
19	14	0.42	0.73	2	0.61
20	15	5.84	1.85	1	10.80
21	16	8.40	3.10	1	26.04
22	17	4.57	2.30	1	10.51
TOTAL (B)					
225.41					
NET FAR=(A-B)					
551.35					
OTHER PROJECTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	P1	0.25	1.50	4	1.50
2	P2	1.20	0.16	2	0.38
TOTAL					
1.88					

**LEGEND**

- FAR
- BALCONY FAR
- FREE BALCONY
- CUTOUT & VOID
- FIRE TOWER
- LIFT LOBBY

**DOOR/WINDOW SCHEDULE**

DOOR	DOOR SIDE	ALL	UNIT
DW01	1525	2400	400
DW02	1650	2400	400
DW03	2400	2400	400
DW04	3000	2400	400
DW05	2250	2400	400

**INTERNAL DOORS**

DO1	1100	2400	400	2400
DO2	750	2400	400	2400
DO3	1000	2400	400	2400
DO4	1500	2400	400	2400

**WINDOWS**

WT1	600	1200	1200	2400
-----	-----	------	------	------

**FILE NO. GDA/BP/25-26/0555**

**SUBMISSION DRAWING**

PROJECT: Proposed Group Housing OYSTER WALK at Plot No 2C, Oakwood Enclave, Sector-1, Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT: **KGN ARCHITECTS**

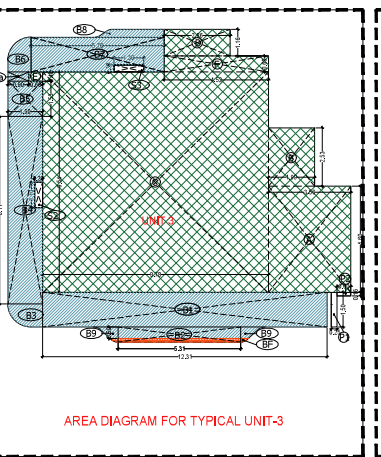
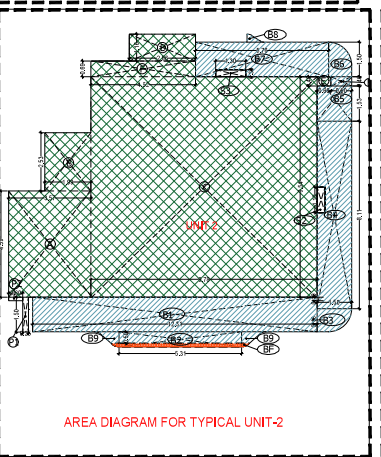
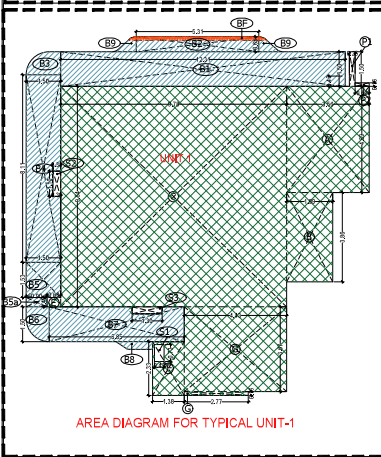
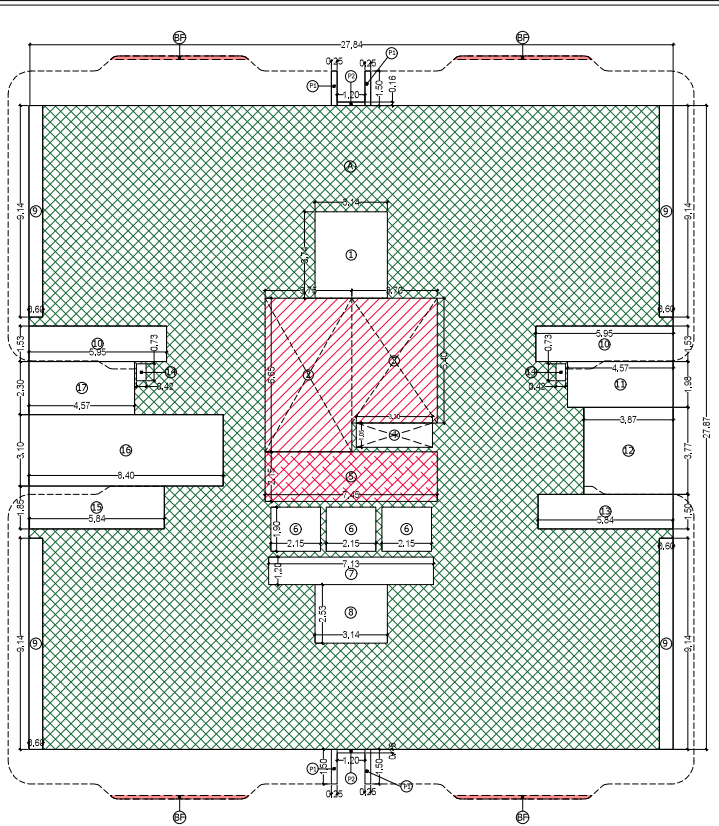
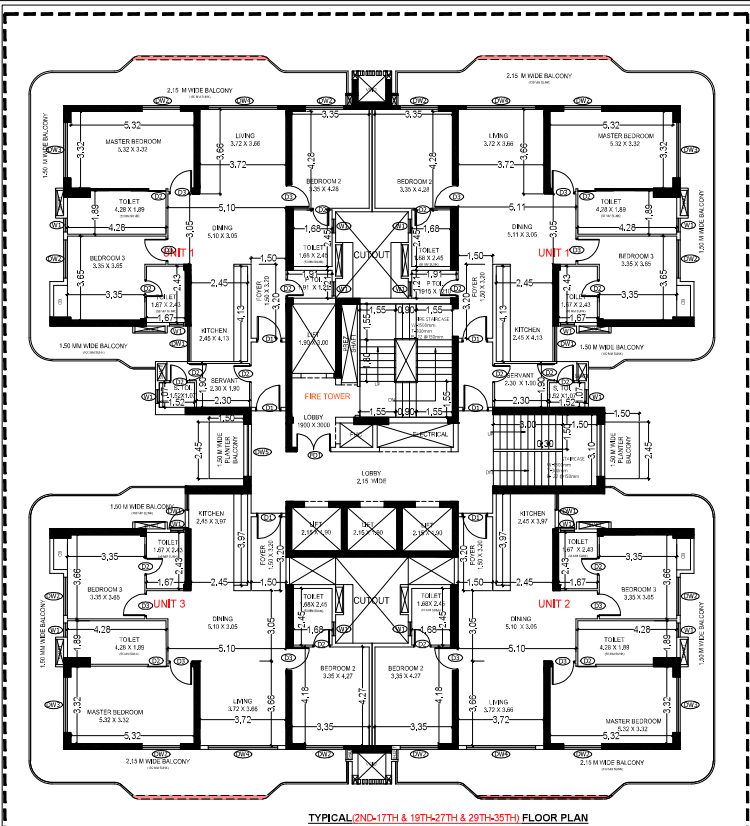
AUTH. SIGNATORY: *[Signature]* ARCHITECT'S SIGNATURE: *[Signature]*

DATE: 14.08.2025

SCALE: 1:100

DWG. NO. T3 - 02





**AREA STATEMENT OF TYPICAL FLOOR FOR TOWER-3**

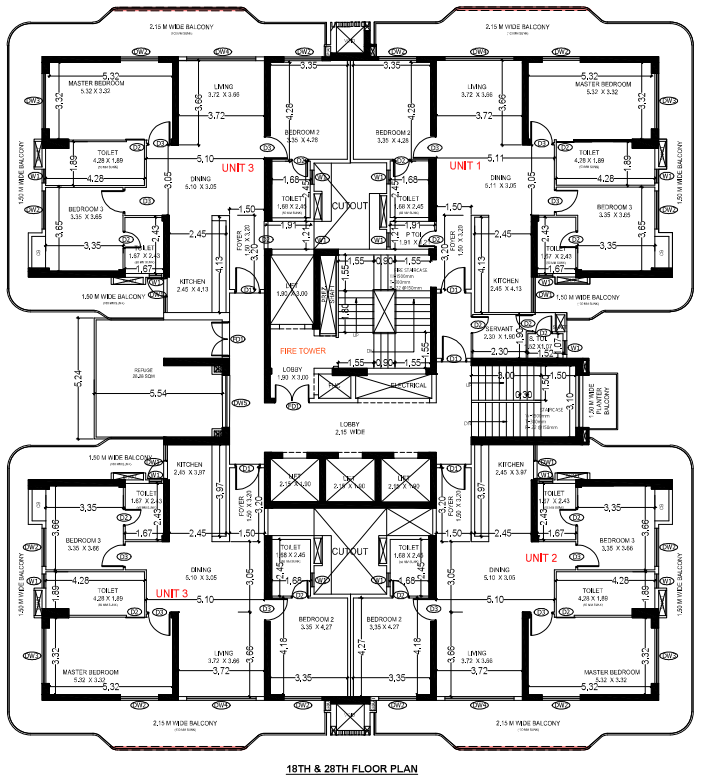
ADDITION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.90
4	BF	POLYMERED(216)		4	0.86
<b>TOTAL (A)</b>					<b>776.76</b>
DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.14	3.74	1	11.74
2	2	3.75	6.65	1	24.94
3	3	3.70	5.40	1	19.98
4	4	3.30	1.05	1	3.47
10	5	7.45	2.15	1	16.02
11	6	2.15	1.90	3	12.26
12	7	7.15	1.20	1	8.58
13	8	3.14	2.53	1	7.94
14	9	0.60	9.14	4	21.54
15	10	5.95	1.53	2	18.21
16	11	4.57	1.98	1	9.05
17	12	3.87	3.77	1	14.59
18	13	5.84	1.50	1	8.76
19	14	0.42	0.75	2	0.61
20	15	5.84	1.88	1	10.80
21	16	8.40	3.10	1	26.04
22	17	4.57	2.30	1	10.51
<b>TOTAL (B)</b>					<b>225.41</b>
<b>NET FFA (A-B)</b>					<b>551.35</b>
OTHER PROJECTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	P1	0.25	1.50	4	1.50
2	P2	1.20	0.16	2	0.38
<b>TOTAL</b>					<b>1.88</b>

**FAR AND BUILT UP AREA CALCULATION OF UNIT NO-30B (TOWER-3A)**

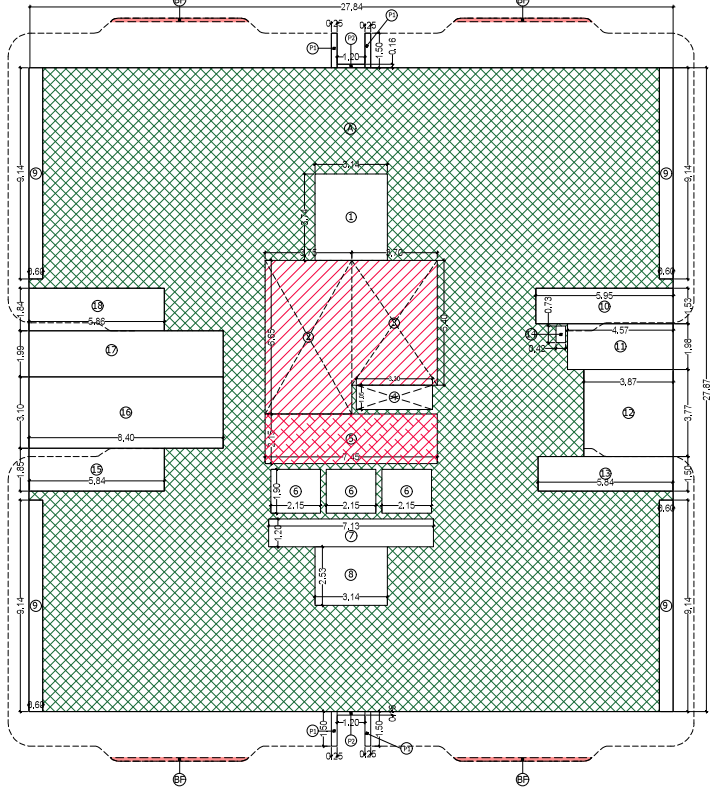
ADDITION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	4.90	1	19.10
2	B	1.80	1.80	1	3.24
3	C	3.90	1.80	1	6.99
4	D	2.75	1.50	1	4.13
5	E	1.80	1.80	1	3.24
6	F	1.80	1.80	1	3.24
7	G	4.50	0.20	1	0.90
<b>TOTAL ADDITION AREA</b>					<b>41.84</b>
DEDUCTION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	D1	0.20	0.20	1	0.04
2	D2	0.20	0.20	1	0.04
<b>TOTAL DEDUCTION AREA</b>					<b>0.08</b>
<b>UNIT FAR AREA (A-B)</b>					<b>41.76</b>
BALCONY UNDER FAR AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	B1	0.50	1.50	1	0.75
2	B2	0.50	1.50	1	0.75
3	B3	0.50	1.50	1	0.75
4	B4	0.50	1.50	1	0.75
5	B5	0.50	1.50	1	0.75
6	B6	0.50	1.50	1	0.75
7	B7	0.50	1.50	1	0.75
8	B8	0.50	1.50	1	0.75
9	B9	0.50	1.50	1	0.75
10	B10	0.50	1.50	1	0.75
11	B11	0.50	1.50	1	0.75
12	B12	0.50	1.50	1	0.75
13	B13	0.50	1.50	1	0.75
14	B14	0.50	1.50	1	0.75
15	B15	0.50	1.50	1	0.75
16	B16	0.50	1.50	1	0.75
17	B17	0.50	1.50	1	0.75
18	B18	0.50	1.50	1	0.75
19	B19	0.50	1.50	1	0.75
20	B20	0.50	1.50	1	0.75
21	B21	0.50	1.50	1	0.75
22	B22	0.50	1.50	1	0.75
23	B23	0.50	1.50	1	0.75
24	B24	0.50	1.50	1	0.75
25	B25	0.50	1.50	1	0.75
26	B26	0.50	1.50	1	0.75
27	B27	0.50	1.50	1	0.75
28	B28	0.50	1.50	1	0.75
29	B29	0.50	1.50	1	0.75
30	B30	0.50	1.50	1	0.75
31	B31	0.50	1.50	1	0.75
32	B32	0.50	1.50	1	0.75
33	B33	0.50	1.50	1	0.75
34	B34	0.50	1.50	1	0.75
35	B35	0.50	1.50	1	0.75
36	B36	0.50	1.50	1	0.75
37	B37	0.50	1.50	1	0.75
38	B38	0.50	1.50	1	0.75
39	B39	0.50	1.50	1	0.75
40	B40	0.50	1.50	1	0.75
41	B41	0.50	1.50	1	0.75
42	B42	0.50	1.50	1	0.75
43	B43	0.50	1.50	1	0.75
44	B44	0.50	1.50	1	0.75
45	B45	0.50	1.50	1	0.75
46	B46	0.50	1.50	1	0.75
47	B47	0.50	1.50	1	0.75
48	B48	0.50	1.50	1	0.75
49	B49	0.50	1.50	1	0.75
50	B50	0.50	1.50	1	0.75
51	B51	0.50	1.50	1	0.75
52	B52	0.50	1.50	1	0.75
53	B53	0.50	1.50	1	0.75
54	B54	0.50	1.50	1	0.75
55	B55	0.50	1.50	1	0.75
56	B56	0.50	1.50	1	0.75
57	B57	0.50	1.50	1	0.75
58	B58	0.50	1.50	1	0.75
59	B59	0.50	1.50	1	0.75
60	B60	0.50	1.50	1	0.75
61	B61	0.50	1.50	1	0.75
62	B62	0.50	1.50	1	0.75
63	B63	0.50	1.50	1	0.75
64	B64	0.50	1.50	1	0.75
65	B65	0.50	1.50	1	0.75
66	B66	0.50	1.50	1	0.75
67	B67	0.50	1.50	1	0.75
68	B68	0.50	1.50	1	0.75
69	B69	0.50	1.50	1	0.75
70	B70	0.50	1.50	1	0.75
71	B71	0.50	1.50	1	0.75
72	B72	0.50	1.50	1	0.75
73	B73	0.50	1.50	1	0.75
74	B74	0.50	1.50	1	0.75
75	B75	0.50	1.50	1	0.75
76	B76	0.50	1.50	1	0.75
77	B77	0.50	1.50	1	0.75
78	B78	0.50	1.50	1	0.75
79	B79	0.50	1.50	1	0.75
80	B80	0.50	1.50	1	0.75
81	B81	0.50	1.50	1	0.75
82	B82	0.50	1.50	1	0.75
83	B83	0.50	1.50	1	0.75
84	B84	0.50	1.50	1	0.75
85	B85	0.50	1.50	1	0.75
86	B86	0.50	1.50	1	0.75
87	B87	0.50	1.50	1	0.75
88	B88	0.50	1.50	1	0.75
89	B89	0.50	1.50	1	0.75
90	B90	0.50	1.50	1	0.75
91	B91	0.50	1.50	1	0.75
92	B92	0.50	1.50	1	0.75
93	B93	0.50	1.50	1	0.75
94	B94	0.50	1.50	1	0.75
95	B95	0.50	1.50	1	0.75
96	B96	0.50	1.50	1	0.75
97	B97	0.50	1.50	1	0.75
98	B98	0.50	1.50	1	0.75
99	B99	0.50	1.50	1	0.75
100	B100	0.50	1.50	1	0.75
<b>TOTAL BALCONY AREA UNDER FAR AREA (E OF SI)</b>					<b>30.84</b>
<b>TOTAL FAR OF UNIT 30B (A+B)</b>					<b>72.60</b>

**UNIT 1 AREA STATEMENT**

FAR AND BUILT UP AREA CALCULATION OF UNIT NO-30B (TOWER-3A)					
ADDITION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	4.90	1	19.10
2	B	1.80	1.80	1	3.24
3	C	3.90	1.80	1	6.99
4	D	2.75	1.50	1	4.13
5	E	1.80	1.80	1	3.24
6	F	1.80	1.80	1	3.24
7	G	4.50	0.20	1	0.90
<b>TOTAL ADDITION AREA</b>					<b>41.84</b>
DEDUCTION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	D1	0.20	0.20	1	0.04
2	D2	0.20	0.20	1	0.04
<b>TOTAL DEDUCTION AREA</b>					<b>0.08</b>
<b>UNIT FAR AREA (A-B)</b>					<b>41.76</b>
BALCONY UNDER FAR AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	B1	0.50	1.50	1	0.75
2	B2	0.50	1.50	1	0.75
3	B3	0.50	1.50	1	0.75
4	B4	0.50	1.50	1	0.75
5	B5	0.50	1.50	1	0.75
6	B6	0.50	1.50	1	0.75
7	B7	0.50	1.50	1	0.75
8	B8	0.50	1.50	1	0.75
9	B9	0.50	1.50	1	0.75
10	B10	0.50	1.50	1	0.75
11	B11	0.50	1.50	1	0.75
12	B12	0.50	1.50	1	0.75
13	B13	0.50	1.50	1	0.75
14	B14	0.50	1.50	1	0.75
15	B15	0.50	1.50	1	0.75
16	B16	0.50	1.50	1	0.75
17	B17	0.50	1.50	1	0.75
18	B18	0.50	1.50	1	0.75
19	B19	0.50	1.50	1	0.75
20	B20	0.50	1.50	1	0.75
21	B21	0.50	1.50	1	0.75
22	B22	0.50	1.50	1	0.75
23	B23	0.50	1.50	1	0.75
24	B24	0.50	1.50	1	0.75
25	B25	0.50	1.50	1	0.75
26	B26	0.50	1.50	1	0.75
27	B27	0.50	1.50	1	0.75
28	B28	0.50	1.50	1	0.75
29	B29	0.50	1.50	1	0.75
30	B30	0.50	1.50	1	0.75
31	B31	0.50	1.50	1	0.75
32	B32	0.50	1.50	1	0.75
33	B33	0.50	1.50	1	0.75
34	B34	0.50	1.50	1	0.75
35	B35	0.50	1.50	1	0.75
36	B36	0.50	1.50	1	0.75
37	B37	0.50	1.50	1	0.75
38	B38	0.50	1.50	1	0.75
39	B39	0.50	1.50	1	0.75
40	B40	0.50	1.50		



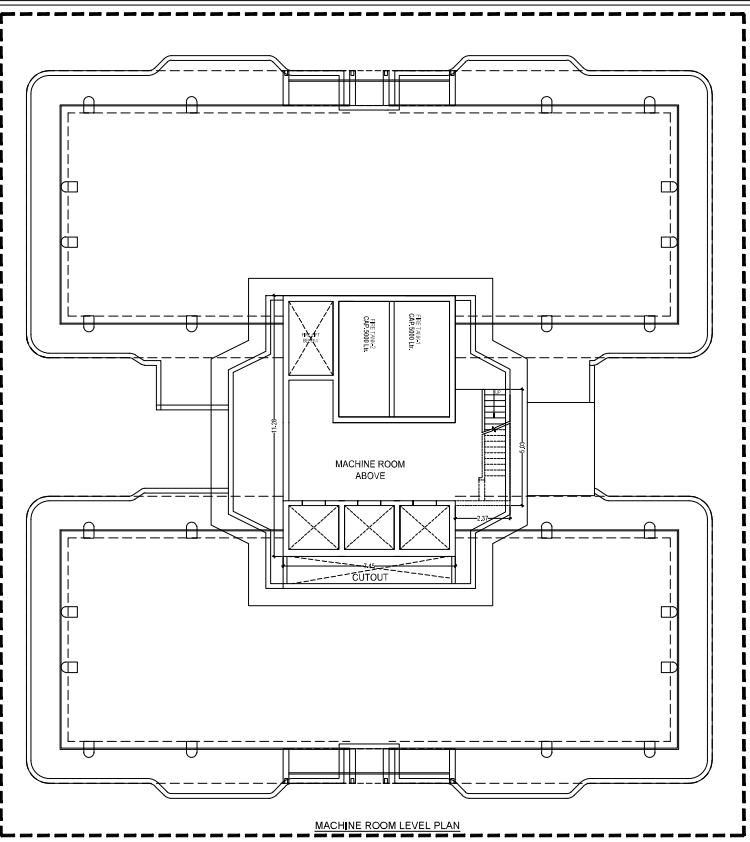
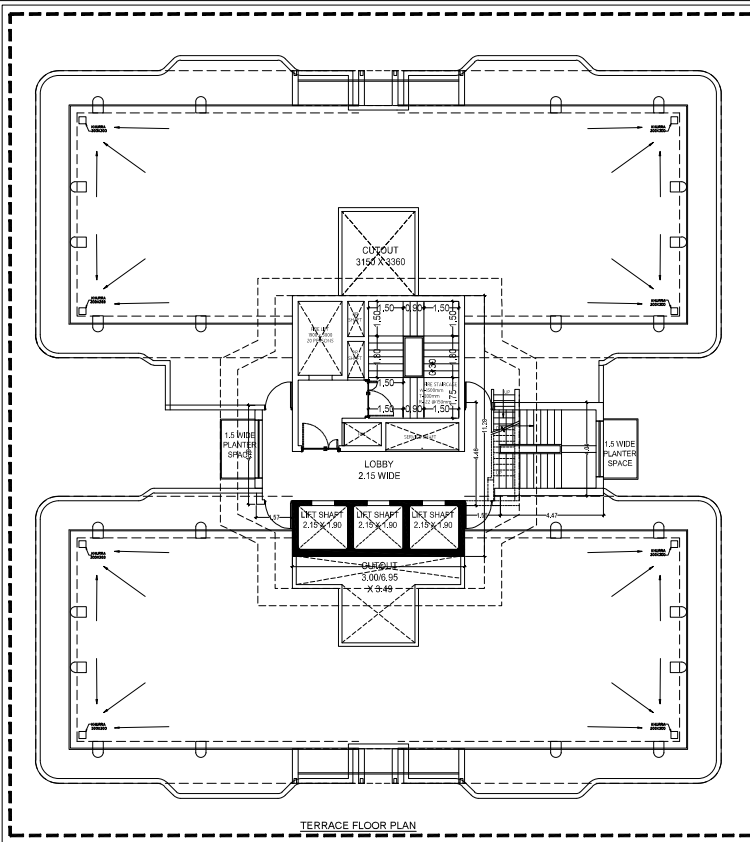
18TH & 28TH FLOOR PLAN



**FAR AND BUILT UP AREA CALCULATION OF UNIT NO-3-28BK (TOWER-3A)**

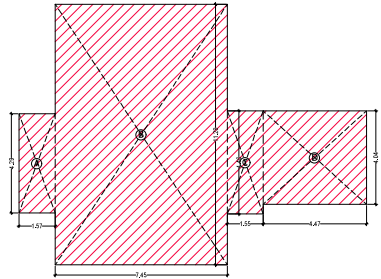
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.90	2.50	1	9.75
2	B	1.90	2.50	1	4.75
3	C	2.70	2.50	1	6.75
4	D	1.70	2.50	1	4.25
5	E	2.00	2.50	1	5.00
6	F	2.00	2.50	1	5.00
7	G	2.00	2.50	1	5.00
8	H	2.00	2.50	1	5.00
9	I	2.00	2.50	1	5.00
10	J	2.00	2.50	1	5.00
11	K	2.00	2.50	1	5.00
12	L	2.00	2.50	1	5.00
13	M	2.00	2.50	1	5.00
14	N	2.00	2.50	1	5.00
15	O	2.00	2.50	1	5.00
16	P	2.00	2.50	1	5.00
17	Q	2.00	2.50	1	5.00
18	R	2.00	2.50	1	5.00
19	S	2.00	2.50	1	5.00
20	T	2.00	2.50	1	5.00
21	U	2.00	2.50	1	5.00
22	V	2.00	2.50	1	5.00
23	W	2.00	2.50	1	5.00
24	X	2.00	2.50	1	5.00
25	Y	2.00	2.50	1	5.00
26	Z	2.00	2.50	1	5.00
27	AA	2.00	2.50	1	5.00
28	AB	2.00	2.50	1	5.00
29	AC	2.00	2.50	1	5.00
30	AD	2.00	2.50	1	5.00
31	AE	2.00	2.50	1	5.00
32	AF	2.00	2.50	1	5.00
33	AG	2.00	2.50	1	5.00
34	AH	2.00	2.50	1	5.00
35	AI	2.00	2.50	1	5.00
36	AJ	2.00	2.50	1	5.00
37	AK	2.00	2.50	1	5.00
38	AL	2.00	2.50	1	5.00
39	AM	2.00	2.50	1	5.00
40	AN	2.00	2.50	1	5.00
41	AO	2.00	2.50	1	5.00
42	AP	2.00	2.50	1	5.00
43	AQ	2.00	2.50	1	5.00
44	AR	2.00	2.50	1	5.00
45	AS	2.00	2.50	1	5.00
46	AT	2.00	2.50	1	5.00
47	AU	2.00	2.50	1	5.00
48	AV	2.00	2.50	1	5.00
49	AW	2.00	2.50	1	5.00
50	AX	2.00	2.50	1	5.00
51	AY	2.00	2.50	1	5.00
52	AZ	2.00	2.50	1	5.00
53	BA	2.00	2.50	1	5.00
54	BB	2.00	2.50	1	5.00
55	BC	2.00	2.50	1	5.00
56	BD	2.00	2.50	1	5.00
57	BE	2.00	2.50	1	5.00
58	BF	2.00	2.50	1	5.00
59	BG	2.00	2.50	1	5.00
60	BH	2.00	2.50	1	5.00
61	BI	2.00	2.50	1	5.00
62	BJ	2.00	2.50	1	5.00
63	BK	2.00	2.50	1	5.00
64	BL	2.00	2.50	1	5.00
65	BM	2.00	2.50	1	5.00
66	BN	2.00	2.50	1	5.00
67	BO	2.00	2.50	1	5.00
68	BP	2.00	2.50	1	5.00
69	BQ	2.00	2.50	1	5.00
70	BR	2.00	2.50	1	5.00
71	BS	2.00	2.50	1	5.00
72	BT	2.00	2.50	1	5.00
73	BU	2.00	2.50	1	5.00
74	BV	2.00	2.50	1	5.00
75	BW	2.00	2.50	1	5.00
76	BX	2.00	2.50	1	5.00
77	BY	2.00	2.50	1	5.00
78	BZ	2.00	2.50	1	5.00
79	CA	2.00	2.50	1	5.00
80	CB	2.00	2.50	1	5.00
81	CC	2.00	2.50	1	5.00
82	CD	2.00	2.50	1	5.00
83	CE	2.00	2.50	1	5.00
84	CF	2.00	2.50	1	5.00
85	CG	2.00	2.50	1	5.00
86	CH	2.00	2.50	1	5.00
87	CI	2.00	2.50	1	5.00
88	CJ	2.00	2.50	1	5.00
89	CK	2.00	2.50	1	5.00
90	CL	2.00	2.50	1	5.00
91	CM	2.00	2.50	1	5.00
92	CN	2.00	2.50	1	5.00
93	CO	2.00	2.50	1	5.00
94	CP	2.00	2.50	1	5.00
95	CQ	2.00	2.50	1	5.00
96	CR	2.00	2.50	1	5.00
97	CS	2.00	2.50	1	5.00
98	CT	2.00	2.50	1	5.00
99	CU	2.00	2.50	1	5.00
100	CV	2.00	2.50	1	5.00
101	CU	2.00	2.50	1	5.00
102	CV	2.00	2.50	1	5.00
103	CU	2.00	2.50	1	5.00
104	CV	2.00	2.50	1	5.00
105	CU	2.00	2.50	1	5.00
106	CV	2.00	2.50	1	5.00
107	CU	2.00	2.50	1	5.00
108	CV	2.00	2.50	1	5.00
109	CU	2.00	2.50	1	5.00
110	CV	2.00	2.50	1	5.00
111	CU	2.00	2.50	1	5.00
112	CV	2.00	2.50	1	5.00
113	CU	2.00	2.50	1	5.00
114	CV	2.00	2.50	1	5.00
115	CU	2.00	2.50	1	5.00
116	CV	2.00	2.50	1	5.00
117	CU	2.00	2.50	1	5.00
118	CV	2.00	2.50	1	5.00
119	CU	2.00	2.50	1	5.00
120	CV	2.00	2.50	1	5.00
121	CU	2.00	2.50	1	5.00
122	CV	2.00	2.50	1	5.00
123	CU	2.00	2.50	1	5.00
124	CV	2.00	2.50	1	5.00
125	CU	2.00	2.50	1	5.00
126	CV	2.00	2.50	1	5.00
127	CU	2.00	2.50	1	5.00
128	CV	2.00	2.50	1	5.00
129	CU	2.00	2.50	1	5.00
130	CV	2.00	2.50	1	5.00
131	CU	2.00	2.50	1	5.00
132	CV	2.00	2.50	1	5.00
133	CU	2.00	2.50	1	5.00
134	CV	2.00	2.50	1	5.00
135	CU	2.00	2.50	1	5.00
136	CV	2.00	2.50	1	5.00
137	CU	2.00	2.50	1	5.00
138	CV	2.00	2.50	1	5.00
139	CU	2.00	2.50	1	5.00
140	CV	2.00	2.50	1	5.00
141	CU	2.00	2.50	1	5.00
142	CV	2.00	2.50	1	5.00
143	CU	2.00	2.50	1	5.00
144	CV	2.00	2.50	1	5.00
145	CU	2.00	2.50	1	5.00
146	CV	2.00	2.50	1	5.00
147	CU	2.00	2.50	1	5.00
148	CV	2.00	2.50	1	5.00
149	CU	2.00	2.50	1	5.00
150	CV	2.00	2.50	1	5.00
151	CU	2.00	2.50	1	5.00
152	CV	2.00	2.50	1	5.00
153	CU	2.00	2.50	1	5.00
154	CV	2.00	2.50	1	5.00
155	CU	2.00	2.50	1	5.00
156	CV	2.00	2.50	1	5.00
157	CU	2.00	2.50	1	5.00
158	CV	2.00	2.50	1	5.00
159	CU	2.00	2.50	1	5.00
160	CV	2.00	2.50	1	5.00
161	CU	2.00	2.50	1	5.00
162	CV	2.00	2.50	1	5.00
163	CU	2.00	2.50	1	5.00
164	CV	2.00	2.50	1	5.00
165	CU	2.00	2.50	1	5.00
166	CV	2.00	2.50	1	5.00
167	CU	2.00	2.50	1	5.00
168	CV	2.00	2.50	1	5.00
169	CU	2.00	2.50	1	5.00
170	CV	2.00	2.50	1	5.00
171	CU	2.00	2.50	1	5.00
172	CV	2.00	2.50	1	5.00
173	CU	2.00	2.50	1	5.00
174	CV	2.00	2.50	1	5.00
175	CU	2.00	2.50	1	5.00
176	CV	2.00	2.50	1	5.00
177	CU	2.00	2.50	1	5.00
178	CV	2.00	2.50	1	5.00
179	CU	2.00	2.50	1	5.00
180	CV	2.00	2.50	1	5.00
181	CU	2.00	2.50	1	5.00
182	CV	2.00	2.50	1	5.00
183	CU	2.00	2.50	1	5.00
184	CV	2.00	2.50	1	5.00
185	CU	2.00	2.50	1	5.00
186	CV	2.00	2.50	1	5.00
187	CU	2.00	2.50	1	5.00
188	CV	2.00	2.50	1	5.00
189	CU	2.00	2.50	1	5.00
190	CV	2.00	2.50	1	5.00
191	CU	2.00	2.50	1	5.00
192	CV	2.00	2.50	1	5.00
193	CU	2.00	2.50	1	5.00
194	CV	2.00	2.50	1	5.00
195	CU	2.00	2.50	1	5.00
196	CV	2.00	2.50	1	5.00
197	CU	2.00	2.50	1	5.00
198	CV	2.00	2.50	1	5.00
199	CU	2.00	2.50	1	5.00
200	CV	2.00	2.50	1	5.00
201	CU	2.00	2.50	1	5.00
202	CV	2.00	2.50	1	5.00
203	CU	2.00	2.50	1	5.00
204	CV	2.00	2.50	1	5.00
205	CU	2.00	2.50	1	5.00
206	CV	2.00	2.50	1	5.00
207	CU	2.00	2.50	1	5.00
208	CV	2.00	2.50	1	5.00
209	CU	2.00	2.50	1	5.00
210	CV	2.00	2.50	1	5.00
211	CU	2.00	2.50	1	5.00
212	CV	2.00	2.50	1	5.00
213	CU	2.00	2.50	1	5.00
214	CV	2.00	2.50	1	5.00
215	CU	2.00	2.50	1	5.00
216	CV	2.00	2.50	1	5.00
217	CU	2.00	2.50	1	5.00
218	CV	2.00	2.50	1	5.00
219	CU	2.00	2.50	1	5.00
220	CV	2.00	2.50	1	5.00
221	CU	2.00	2.50	1	5.00
222	CV	2.00	2.50	1	5.00
223	CU	2.00	2.50	1	5.00
224	CV	2.00	2.50	1	5.00
225	CU	2.00	2.50	1	5.00
226	CV	2.00	2.50	1	5.00
227	CU	2.00	2.50	1	5.00
228	CV	2.00	2.50	1	5.00
229	CU	2.00	2.50	1	5.00
230	CV	2.00	2.50	1	5.00
231	CU	2.00	2.50	1	5.00
232	CV	2.00	2.50	1	5.00
233	CU	2.00	2.50	1	5.00
234	CV	2.00</			

DOOR-WINDOW SCHEDULE				
ROOM	DOOR SIZE	COLL.	INSTR.	
DW01	1500 X 2400	±00	2400	
DW02	1600 X 2400	±00	2400	
DW03	2400 X 2400	±00	2400	
DW04	3000 X 2400	±00	2400	
DW05	2200 X 2400	±00	2400	
INTERNAL DOORS				
DD1	1100 X 2400	±00	2400	
DD2	750 X 2400	±00	2400	
DD3	1000 X 2400	±00	2400	
DD4	1500 X 2400	±00	2400	
WINDOWS				
WO1	600 X 1200	1200	2400	



- FAR
- STILT AREA
- CUTOUT & VOID
- COMMERCIAL
- NON FAR
- LIFT LOBBY

TERRACE FLOOR NON FAR AREA (TOWER-1.2&3)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	1.570	4.290	1	6.735
2	B	7.450	11.280	1	84.036
3	C	1.550	4.460	1	6.913
4	D	4.470	4.040	1	18.059
<b>TOTAL TERRACENON FAR AREA</b>					<b>115.743</b>



AREA DIAGRAM FOR MUMTY, MACHINE ROOM & OHT

FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

**PROJECT**  
 Proposed Group Housing OYSTER WALK at Plot No 2C, Oakwood Endave, Sector-1 Wave City, Ghaziabad, Uttar Pradesh

**SUBMISSION ARCHITECT**  
**KGN ARCHITECTS**  
 2ND FLOOR, 17 PRAJAPATI MARG, NEW DELHI, INDIA  
 011-26104000, 011-26104001

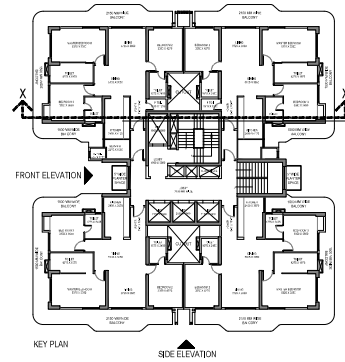
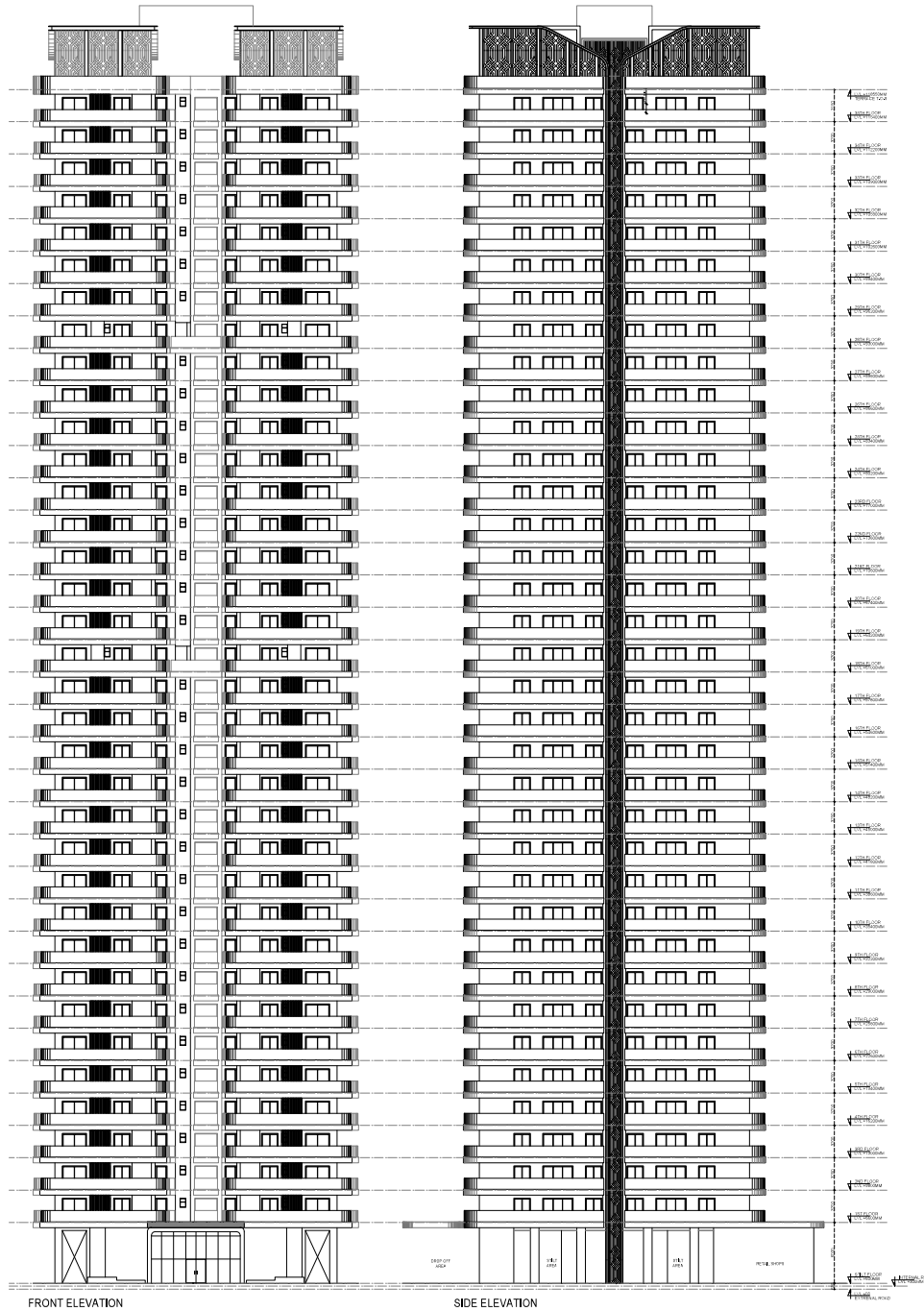
<b>AUTH. SIGNATORY</b>  Mr. Shakti Saxena Authorized Signatory	<b>ARCHITECT'S SIGNATURE</b>  Mr. Shakti Saxena Authorized Signatory
---	---

**OWNER:**  
 SKSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

**DRAWING TITLE:**  
**TOWER-3**  
**TERRACE FLOOR PLANS WITH AREA CALCULATION**

<b>SCALE</b> 1:100	<b>DWG. NO.</b>
<b>DATE:</b> 14.08.2025	<b>T3 - 05</b>

Signature valid



FILE NO. GDA/SP/25-28/0555

**SUBMISSION DRAWING**

**PROJECT**  
Proposed Group Housing 'OSTER WALK' at Plot No 20, Carwood Estate Sector, Ultra City, Ghaziabad, Uttar Pradesh

**KGN ARCHITECTS**

**AUTH.** ARCHITECT: **PROJECT'S SIGNATURE**  
KGN ARCHITECTS  
KGN ARCHITECTS  
KGN ARCHITECTS

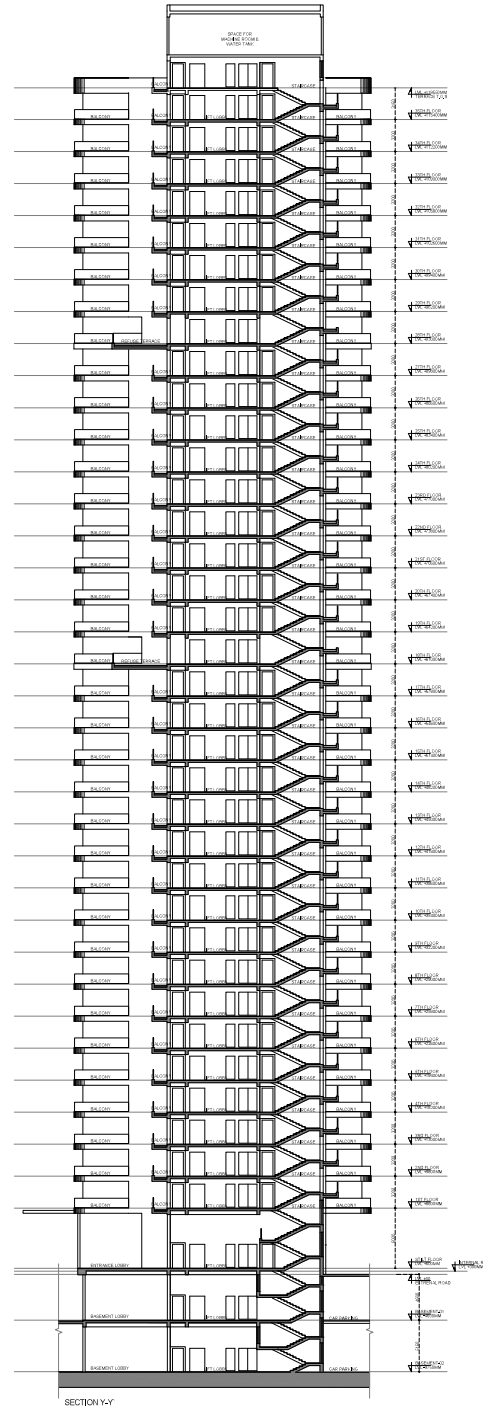
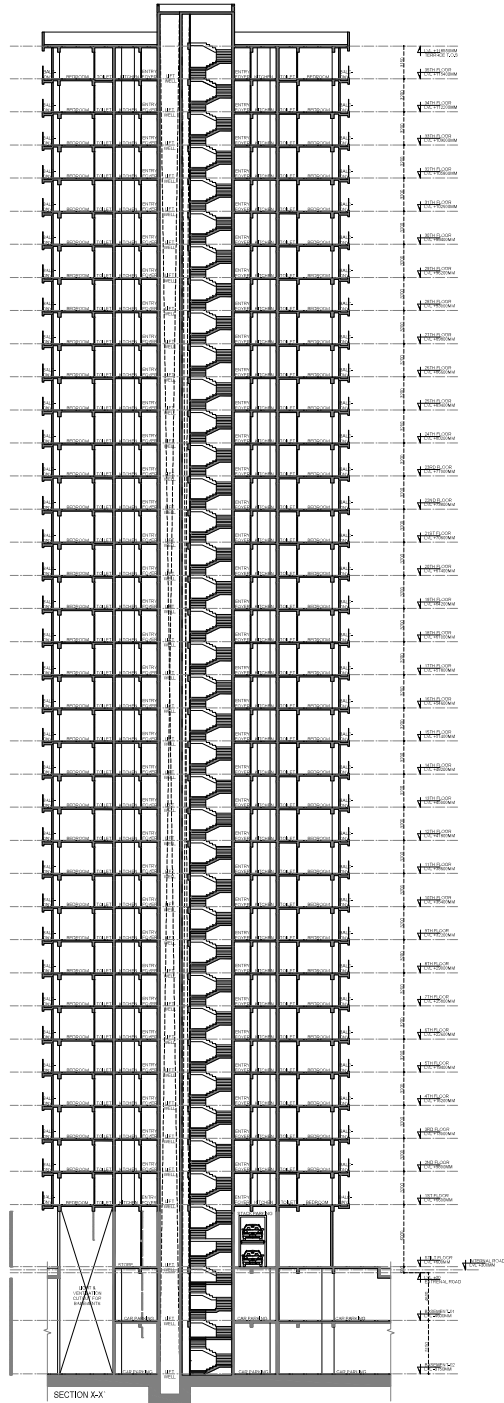
**DATE:** 14.06.2025  
KGN Infrastructure Ventures LLP, A-15, 4th Floor, Sector-20B, Noida, through its Authorized Signatory Mr. Suresh Kumar  
**DRAWING TITLE:**

**TOWER-3 ELEVATION**

**SCALE:** 1:100  
**DWG. NO.:** T3-06

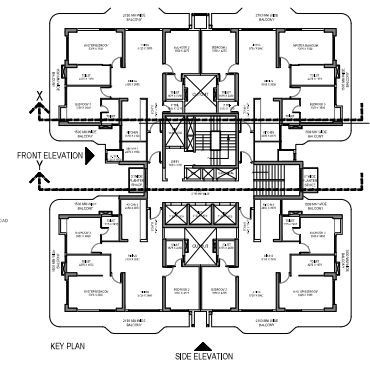
**DATE:** 14.06.2025

Signature



STACK PARKING - Electromechanical				
Model		EM-2000		
Car Data	Parking Capacity	2 Cars		
	Required Height	Lower Height	Upper Height	Car type
		1800	1550	Tallboy + Sedan
		2100	1850	SUV + Sedan
2100		2050	SUV + Tallboy	
Width of Car	2000 with Open Mirror			
	Max. 2000kg			
Machine Specification	Pallet Length	3850		
	Total Height of System	2000	2100	2200
		2900		
Lifting	Lifting Mechanism	Geared Motor with Chain sprocket mechanism		
	Geared Motor power	1.5Kw		
	Up/Down Speed	50 Sec		
	Spring return key Lock Switch			
Safety Devices	Electromagnetic brake			
	Bottom car Sensor			
	Emergency stopper			
	Wheel Stopper			
Electric Power	3ph, AC 415V, 50Hz			

\* Available Pallet width Ranges from 2000mm to 2500mm according to Customer requirements and space constraints  
 - The Open area parking system should have a weather covering over the installation to prevent Malfunctioning of the Electronics/Mechanics  
 - Dimensions indicated above are in mm



FILE NO. GDA/RP/25-26/0556

**SUBMISSION DRAWING**

PROJECT  
Proposed Group Housing 'OYSTER WALK' at Plot No 20, Oakwood Enclave Sector, Near City Ghazabad, Uttar Pradesh

**KGN ARCHITECTS**  
Architects & Engineers

DATE: 14.06.2025

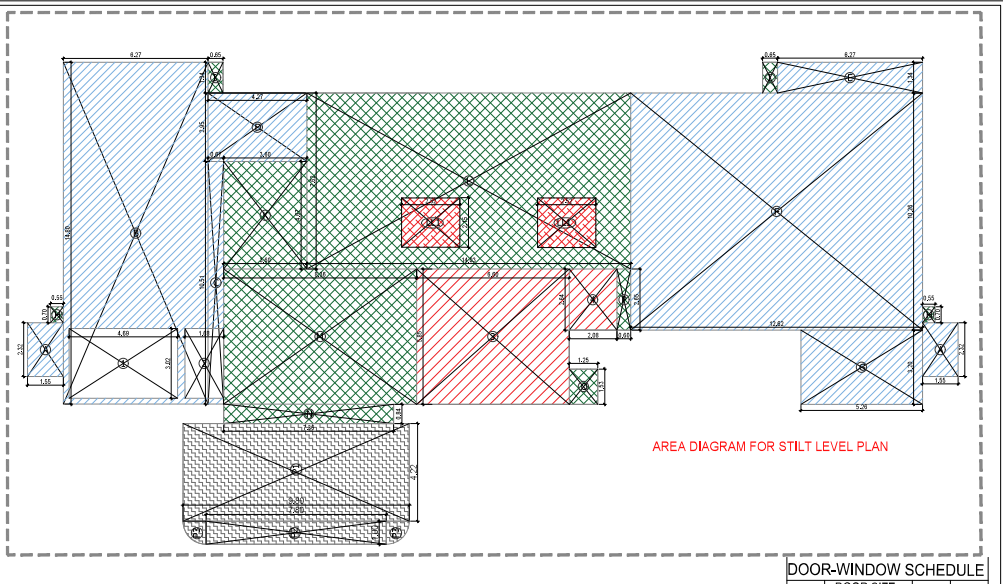
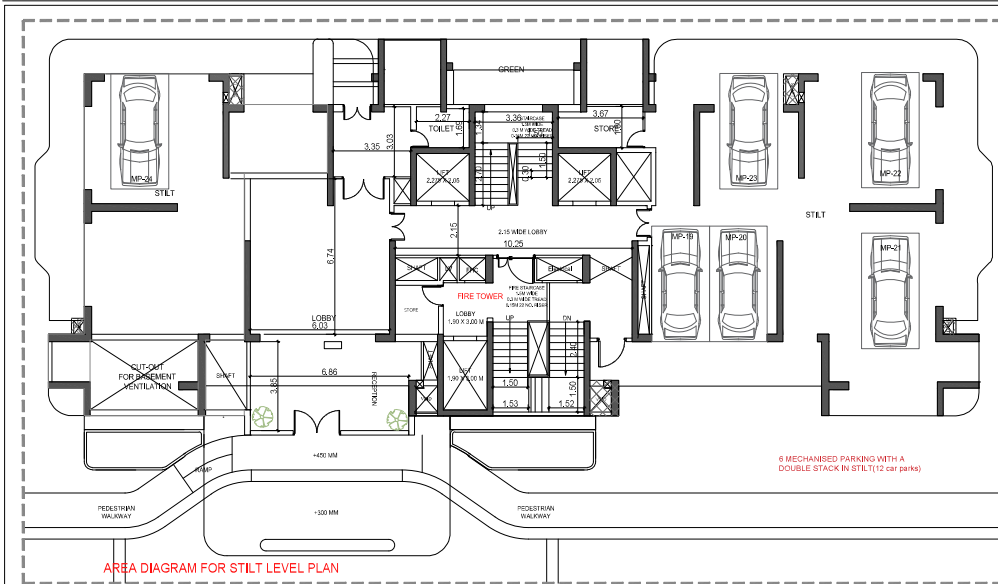
SCALE: 1:100

DATE: 14.06.2025

TOWER-3 SECTION

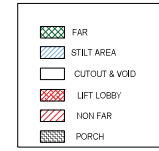
T3 - 07

Signature



AREA STATEMENT OF TOWER-4 (IN SQUARE METER)												
S NO	FLOOR	FAR AREA	EXCESS BALCONY AREA @25% IN FAR	EXCESS BALCONY AREA @75% NON FAR	NON FAR AREA OF BALCONY (UPTO 2.0 M)	NON FAR AREA (FIRE STAIRCASE) FOR OH/REFUG	5% FACILITY AREA	OTHER AREA AT GROUND COVERAGE (STILT PROJECTION)	COVERED AREA WITH BALCONY (FOR ITD)	TOTAL GROUND COVERAGE	NO OF PROPOSED UNITS	REQUIRED ECS
		1	2	3	4	5	6	7	8=1+2+3+4+5+6	9	10	11
1	GROUND/STILT	148.053				76.098	10.858	255.940	490.948	490.948	0	
2	1ST FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
3	2ND FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
4	3RD FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
5	4TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
6	5TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
7	6TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
8	7TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
9	8TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
10	9TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
11	10TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
12	11TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
13	12TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
14	13TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
15	14TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
16	15TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
17	16TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
18	17TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
19	18TH FLOOR	394.844	2.505	7.515	134.758	42.059	22.309		601.485		2	3
20	19TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
21	20TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
22	21st FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
23	22nd FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
24	23rd FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
25	24th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
26	25th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
27	26th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
28	27th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
29	28th FLOOR	394.844	2.505	7.515	134.758	42.059	22.309		601.485		2	3
30	29th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
31	30th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
32	31st FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
33	32nd FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
34	33rd FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
35	34th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
36	35th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
37	MUMTY					113.015			113.015			
39	TOTAL	13967.580	87.675	263.025	4716.530	940.459	791.672	255.940	20935.205	490.948	70.000	105.000

AREA STATEMENT OF STILT FLOOR FOR TOWER-4					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	I	0.650	1.335	2	1.736
3	K	3.660	4.665	1	17.074
4	L	14.000	7.620	1	106.909
5	M	8.355	5.850	1	48.877
6	N	7.360	0.840	1	6.182
7	O	1.245	1.525	1	1.889
8	P	0.800	2.645	1	2.107
<b>TOTAL (A)</b>					<b>194.263</b>
<b>DEDUCTION (B)</b>					
LIFT LOBBY AREA & FIRE TOWER					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	LL1	2.525	2.15	2	10.858
2	3	6.60	5.65	1	38.610
3	4	2.08	2.65	1	5.488
<b>TOTAL (B)</b>					<b>54.956</b>
<b>TOTAL FAR AREA=C(A-B)</b>					<b>139.307</b>



AREA OF PORCH (P)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	P1	4.222	9.8	1	41.376
2	P2	1.00	7.80	1	7.800
3	P3	POLYLINE	0.79	2	1.570
<b>COVERED AREA OF PORCH</b>					<b>50.746</b>
<b>PERMISSIBLE FAR FREE AREA OF PORCH (85% NP)</b>					<b>32.000</b>
<b>PORCH AREA UNDER FAR (P)</b>					<b>18.746</b>
<b>TOTAL FAR AREA OF STILT FLOOR=P+C+H</b>					<b>148.053</b>

NON FAR STILT FLOOR FOR TOWER-4					
STILT PROJECTION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	1.55	2.32	2	7.192
2	B	6.265	14.8	1	92.722
3	C	0.675	10.51	1	7.094
4	D	4.275	2.955	1	12.633
5	E	6.265	1.335	1	8.364
6	F	12.62	10.265	1	129.544
7	G	5.25	3.205	1	16.858
8	H	0.550	0.700	2	0.770
<b>TOTAL (D)</b>					<b>276.177</b>

CUTOUT AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	4.69	3.02	1	14.164
2	2	1.68	3.02	1	5.074
<b>TOTAL (E)</b>					<b>19.237</b>
<b>TOTAL STILT AREA=D-E</b>					<b>256.940</b>

DOOR-WINDOW SCHEDULE				
DOOR TAG	DOOR WIDTH	DOOR HEIGHT	CELL	INTEL
DW01	1800	2400	+00	2400
DW02	2700	2400	+00	2400
DW03	3000	2400	+00	2400
DW04	1650	2400	+00	2400
DW05	1500	2400	+00	2400
DW06	1400	2400	+00	2400
DW07	2500	2400	+00	2400
<b>INTERNAL DOORS</b>				
D01	1250	2400	+00	2400
D02	1000	2400	+00	2400
D03	750	2400	+00	2400
<b>WINDOWS</b>				
W01	600	1200	1200	2400
W02	750	1200	1200	2400
W03	450	1200	1200	2400
W04	2500	1200	1200	2400

FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

PROJECT  
Proposed Group Housing OYSTER WALK at Plot No 2C, Chakwood Enclave Sector-1 Wave City, Ghaziabad, Uttar Pradesh

**KNR ARCHITECTS**  
PLOT NO. 2C, CHAKWOOD ENCLAVE SECTOR-1, WAVE CITY, GHAZIABAD, UTTAR PRADESH  
WWW.KNRARCHITECTS.COM | 9811001999

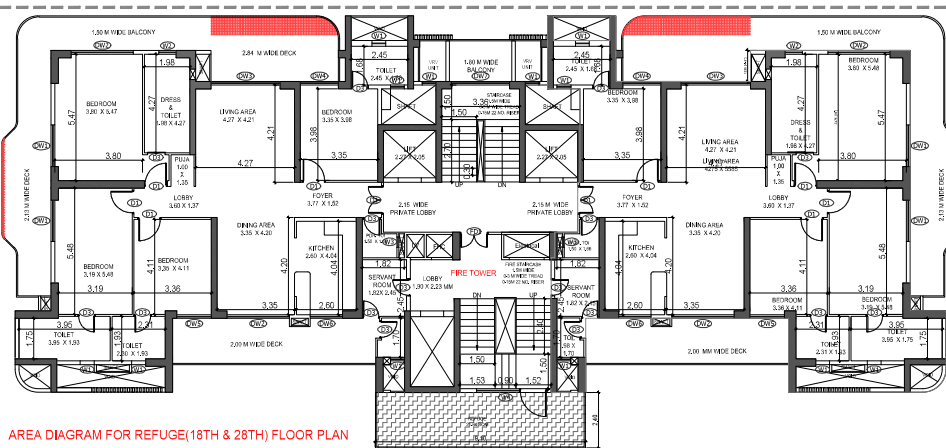
AUTH. SIGNATORY: [Signature]  
ARCHITECT'S SIGNATURE: [Signature]

DATE: 31.07.2025  
DRAWING TITLE: TOWER-4 STILT LEVEL WITH AREA CALCULATION

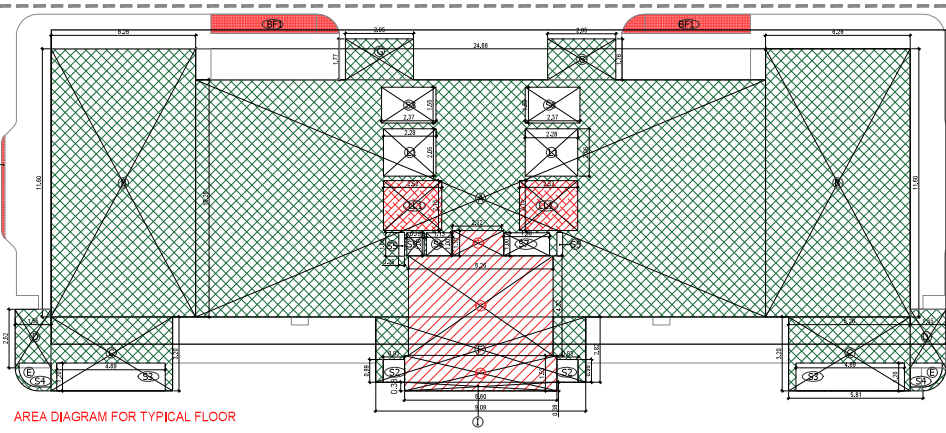
SCALE: 1:100  
DWG. NO.: T4-01



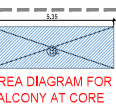




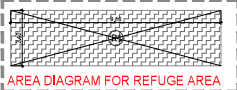
AREA DIAGRAM FOR REFUGE (18TH & 28TH) FLOOR PLAN



AREA DIAGRAM FOR TYPICAL FLOOR

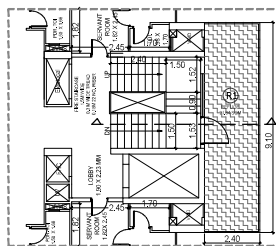


AREA DIAGRAM FOR BALCONY AT CORE

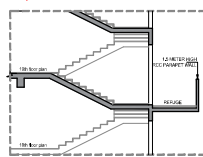


AREA DIAGRAM FOR REFUGE AREA

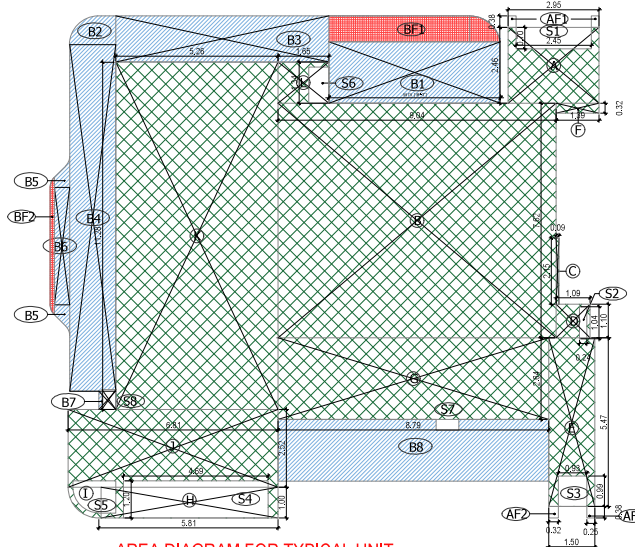
AREA STATEMENT OF TYPICAL FLOOR FOR TOWER- 4&5					
ADDITION					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	24.000	10.265	1	253.13
2	B	6.265	11.600	2	145.35
3	C	5.000	3.200	2	32.00
4	D	1.500	2.520	2	7.61
5	E				2.66
6	F	9.500	2.825	1	26.85
7	G	2.950	2.450	2	14.51
8	I	6.100	0.380	1	2.32
9	BF1	25% OF POLYLINE (4.436)		2	2.22
10	BF2	25% OF POLYLINE (5.74)		2	0.26
TOTAL (A)					487.64
DEDUCTION					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	S2	0.60	0.90	2	1.62
2	S3	4.69	1.20	2	11.26
3	S4				2.56
4	S5	0.25	1.04	2	0.51
5	S6	1.13	1.00	1	1.13
6	S7	1.98	1.00	1	1.98
7	S8	2.37	1.55	2	7.35
8	S9	0.75	1.00	1	0.75
9	L1	2.28	2.95	2	9.53
10	L2	1.90	3.03	1	5.75
11	L11	2.53	2.15	2	10.86
12	FT1	2.12	1.10	1	2.33
13	FT2	6.26	4.32	1	27.04
14	FT3	6.60	1.53	1	10.10
TOTAL (B)					92.79
NET FAR/FI (A-B)					394.84



Refuge floor plan



Section



AREA DIAGRAM FOR TYPICAL UNIT

FAR COVERED AREA CALCULATIONS FOR TOWER 4&5 (BHQ) TYPICAL UNIT							
TYPICAL FLOOR							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO.	FACTOR	AREA (In Sq. M)
1	A	2.95	2.45	RECTANGLE	1	1	7.27
2	B	0.60	7.60	RECTANGLE	1	1	4.56
3	C	0.90	2.90	RECTANGLE	1	1	2.61
4	D	1.00	1.00	RECTANGLE	1	1	1.00
5	E	1.40	2.40	RECTANGLE	1	1	3.36
6	F	1.90	1.90	RECTANGLE	1	1	3.61
7	G	8.90	2.40	RECTANGLE	1	1	21.36
8	H	5.70	1.00	RECTANGLE	1	1	5.70
9	I			AREA AS P LINE	1	1	0.99
10	J	6.80	2.50	RECTANGLE	1	1	17.05
11	K	2.90	11.20	RECTANGLE	1	1	32.48
12	L	1.00	1.30	RECTANGLE	1	1	1.30
ADDITIONAL AREA (A)							104.78
AREA SUBTRACTION							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO.	FACTOR	AREA (In Sq. M)
1	S1	0.45	0.30	REC.	1	1	0.13
2	S2	0.60	0.60	REC.	1	1	0.36
SUBTRACTION AREA (B)							0.49
NET AREA OF BALCONY (A-B)							104.29
TOTAL NON FAR AREA (K+L+M+J)							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO.	FACTOR	AREA (In Sq. M)
1	AF1	0.90	0.30	REC.	3	1	0.81
2	AF2	0.90	0.30	REC.	1	1	0.81
TOTAL AREA (C)							1.62
TOTAL FAR AREA (A-B+C)							105.91
18H BALCONY F.A.R. AREA							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO.	FACTOR	AREA (In Sq. M)
1	BF1			AREA AS P LINE	1	1	4.98
2	BF2			AREA AS P LINE	1	1	0.93
TOTAL BALCONY AREA ABOVE 20 (D)							5.91
18H BALCONY FAR AREA (E)							1.90
TOTAL UNIT F.A.R. AREA (E)+F							107.80

DOOR-WINDOW SCHEDULE				
DOOR TAG	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	CILL	INTEL
DW01	1800	2400	±00	2400
DW02	2700	2400	±00	2400
DW03	3000	2400	±00	2400
DW04	1650	2400	±00	2400
DW05	1500	2400	±00	2400
DW06	1400	2400	±00	2400
DW07	2500	2400	±00	2400
INTERNAL DOORS				
D01	1250	2400	±00	2400
D02	1000	2400	±00	2400
D03	750	2400	±00	2400
WINDOWS				
W01	600	1200	1200	2400
W02	750	1200	1200	2400
W03	450	1200	1200	2400
W04	2500	1200	1200	2400

- FAR
- BALCONY NON FAR
- BALCONY IN FAR
- CUTOUT & VOID
- LIFT LOBBY
- NON FAR

FILE NO. GDA/BP/25-26/0555

SUBMISSION DRAWING

PROJECT

Proposed Group Housing OYSTER WALK at Plot No 2C, Oakwood Enclave Sector-1 Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT

**KN ARCHITECTS**  
 2ND FLOOR, J.P. ROAD, ANDHRA HOUSING SOCIETY  
 CHENNAI, TAMIL NADU, INDIA. (600 024)  
 TEL: 9943919999 FAX: 9943919999

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

*[Signature]*  
 Mr. G. Srinivasan  
 Mr. G. Srinivasan  
 CA/2018/98293

COPYING

SEED Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

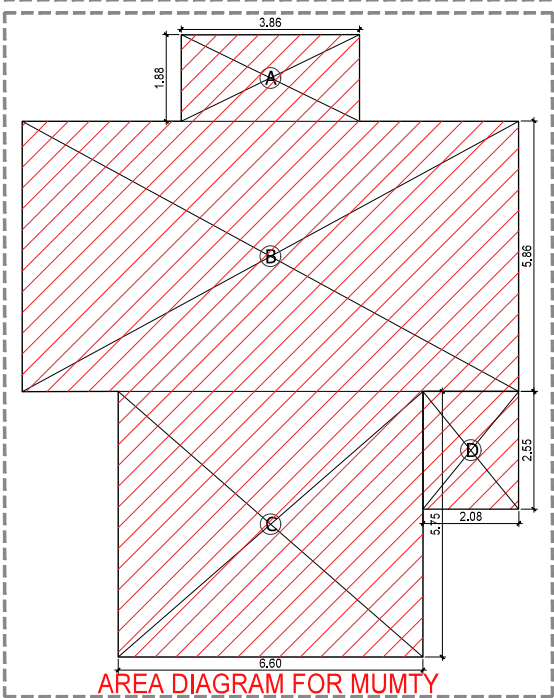
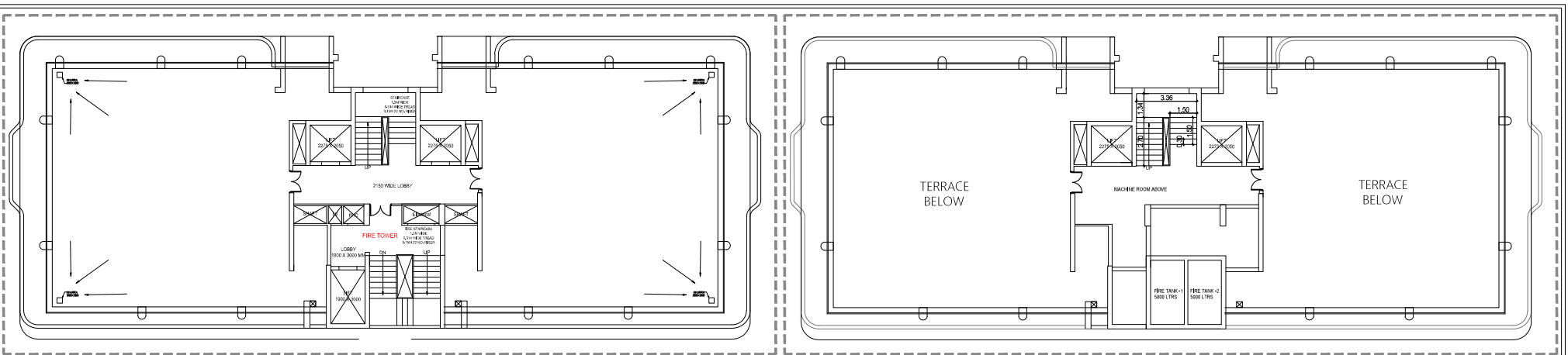
DRAWING TITLE:

TOWER-4 CLUSTER PLANS WITH AREA CALCULATION (REFUGE FLOOR 18TH & 28TH LVL.)







SCALE 1:100 DWG. NO.

DATE: 31.07.2025 T4-03



Signature valid



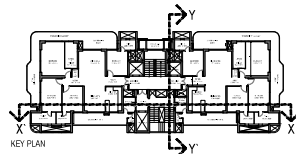
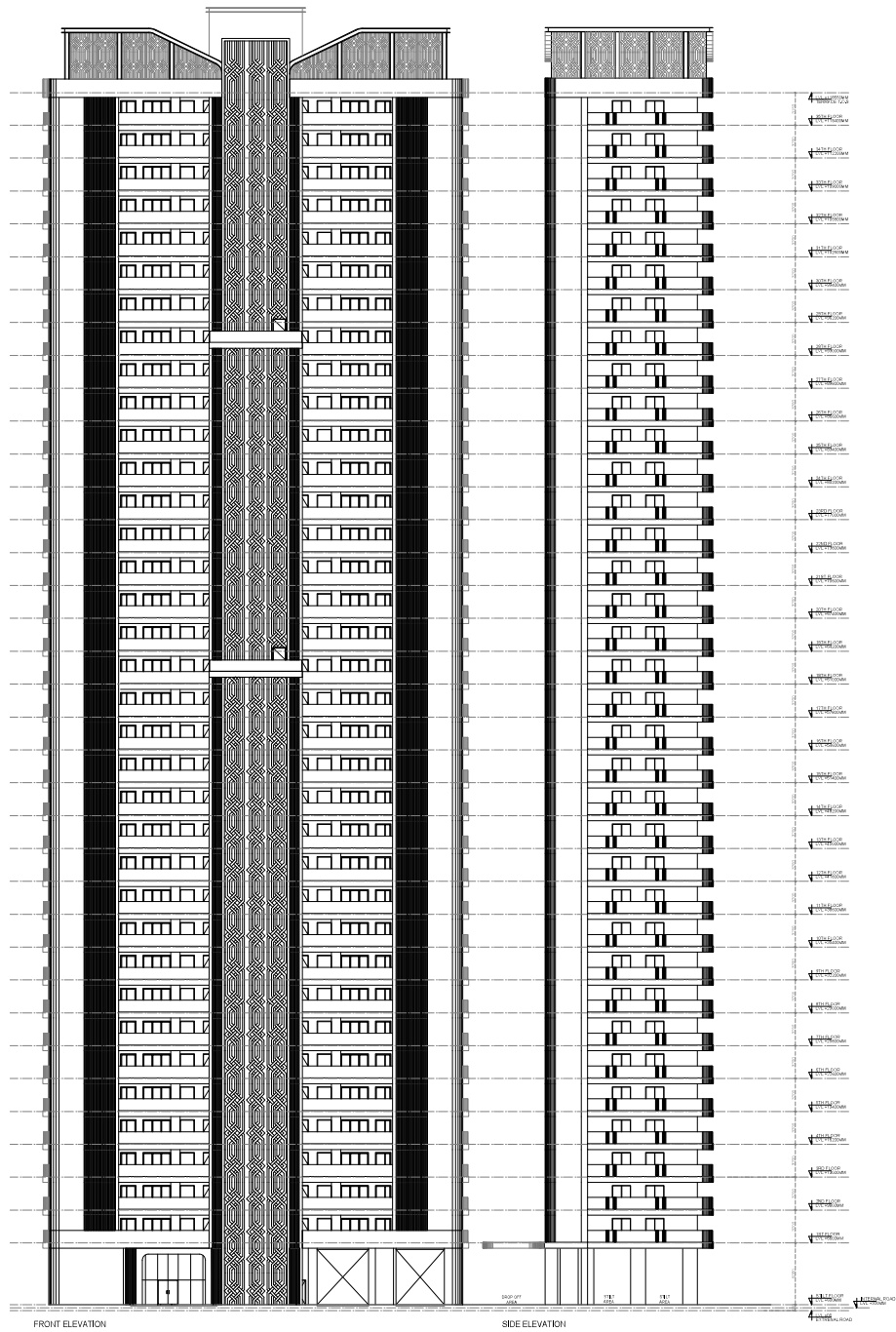
TERRACE FLOOR NON FAR AREA (TOWER-4)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.860	1.875	1	7.238
2	B	10.750	5.855	1	62.941
3	C	6.595	5.750	1	37.921
4	D	2.075	2.545	1	5.281
<b>TOTAL TERRACE NON FAR AREA</b>					<b>113.381</b>

-  FAR
-  BALCONY NON FAR
-  BALCONY IN FAR
-  CUTOUT & VOID
-  LIFT LOBBY
-  NON FAR

FILE NO. GDA/BP/25-26/0555

<b>SUBMISSION DRAWING</b>	
PROJECT Proposed Group Housing 'OYSTER WALK' at Plot No 2C, Oakwood Enclave Sector-1, Wave City, Ghaziabad, Uttar Pradesh	
SUBMISSION ARCHITECT <b>KGN ARCHITECTS</b> 2/F, PLOT NO. 2C, OAKWOOD ENCLAVE SECTOR-1, WAVE CITY, GHAZIABAD, UTTAR PRADESH 9891300000, 9891300000, 9891300000	
AUTH. SIGNATORY  Anshu Kumar Authorized Signatory	ARCHITECT'S SIGNATURE  Anshu Kumar CA/2018/98293
CONTRACT SEED Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena	
DRAWING TITLE TOWER-4 TERRACE PLAN WITH AREA CALCULATION	
SCALE 1:100	DWG. NO. T4-05
DATE: 31.07.2025	





FILE NO. GDA/SP/25-26/0556

**SUBMISSION DRAWING**

**PROJECT:**  
 Phoenix Group Housing/OSTER  
 WALK at Plot No 20 Oakwood  
 Enclave Sector-1 Wave City  
 Chandigarh, Uttar Pradesh

**ARCHITECTS:**

**KGN ARCHITECTS**  
 202/203, Sector-13, Chandigarh

**ARCHITECTS:**  
 KGN ARCHITECTS  
 202/203, Sector-13, Chandigarh

**NOTES:**  
 1. All dimensions are in meters.  
 2. All dimensions are to be taken from the center line of the wall unless otherwise specified.

**DRAWING TITLE:**

**TOWER-4  
 ELEVATION**

**SCALE:** 1:100

**DATE:** 14.08.2005

**DATE:** 14.08.2005

**DATE:** 14.08.2005

**DATE:** 14.08.2005

**DATE:** 14.08.2005

**DATE:** 14.08.2005

**DATE:** 14.08.2005

**DATE:** 14.08.2005

**DATE:** 14.08.2005

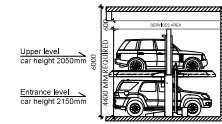
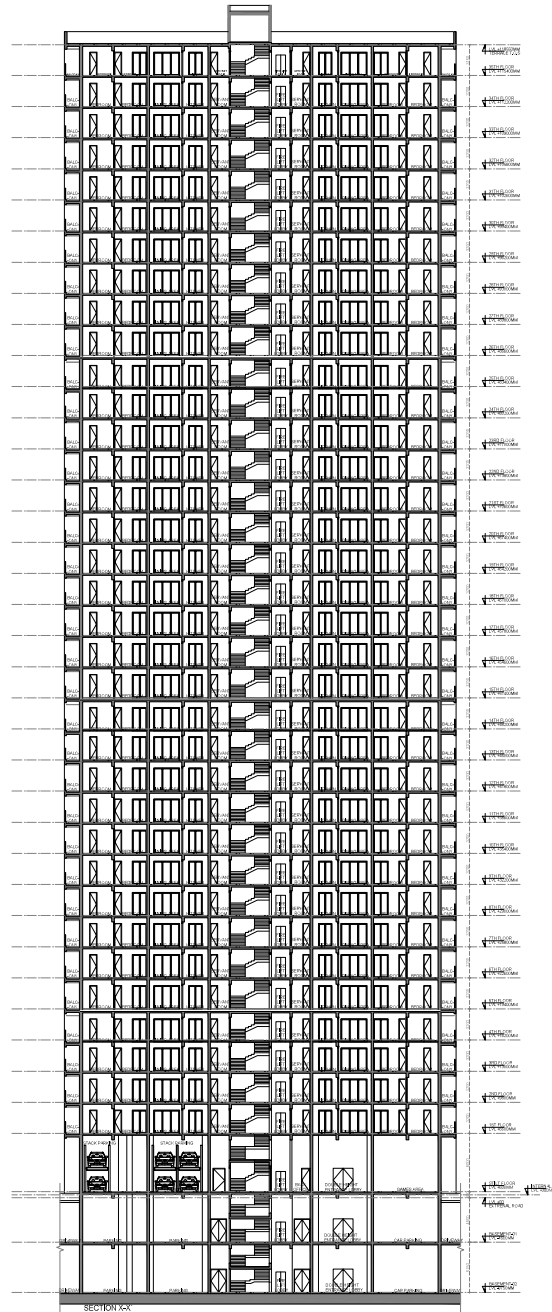
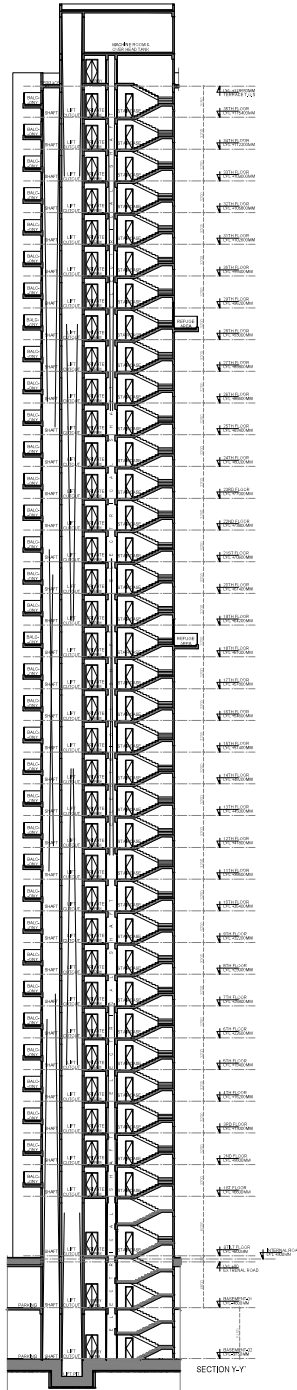
**DATE:** 14.08.2005

**DATE:** 14.08.2005

**DATE:** 14.08.2005

**DATE:** 14.08.2005

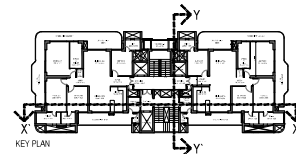
Signature



**STACK PARKING - Electromechanical**

Model		EM-2000		
Parking Capacity		2 Cars		
Car Data	Required Height	Lower Height	Upper Height	Car type
	3600	1800	1550	Tallboy + Sedan
	3900	2100	1550	SUV + Sedan
	4200	2100	1850	SUV + Tallboy
	4400	2100	2050	SUV + SUV
Width of Car	2000 with Open Mirror			
Weight	Max. 2000kg			
Machine Specification	Pallet Length	3850		
	Pallet Width	2000	2100	2200
	Total Height of System	2900		
Lifting	Lifting Mechanism	Geared Motor with Chain sprocket mechanism		
	Gear Motor power	1.5Kw		
	Up/Down Speed	50 Sec		
	Spring return key Lock Switch			
Safety Devices	Electromagnetic brake			
	Bottom car Sensor			
	Emergency stopper			
	Wheel Stopper			
Electric Power	3ph, AC 415V, 50Hz			

\* Available Pallet width Ranges from 2000mm to 2500mm according to Customer requirements and space constraints  
 - The Open area parking system should have a weather covering over the installation to prevent Malfunctioning of the Electronics/Mechanics  
 - Dimensions indicated above are in mm



FILE NO. GOA/BP/25-26/055

**SUBMISSION DRAWING**

PROJECT:  
 Project Group Housing DWSTER  
 WAKR of Plot No 2C Oakwood  
 Endave Sector-1, Waver City,  
 Chazehead, Uttar Pradesh.

**KGN ARCHITECTS**  
 ARCHITECTS

DATE: 14.08.2025

SCALE: 1:100

DATE: 14.08.2025

DRAWING TITLE:  
**TOWER-4 SECTION**

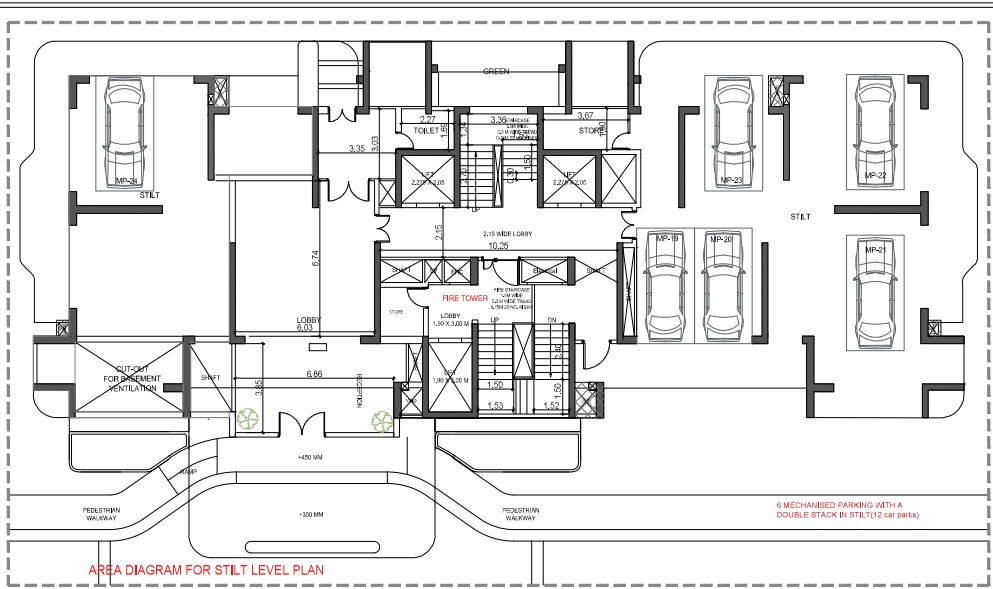
DATE: 14.08.2025

SCALE: 1:100

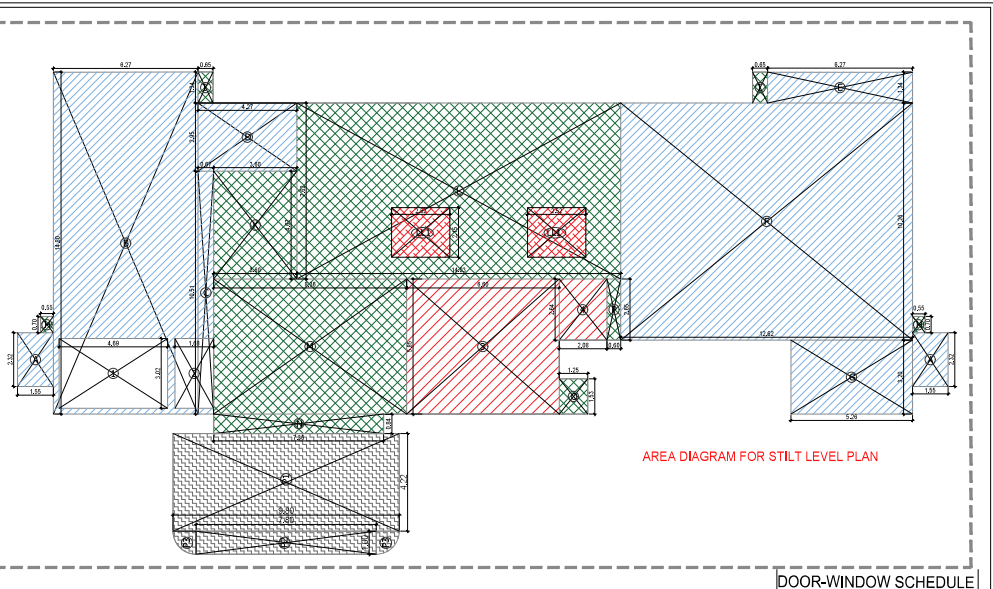
DATE: 14.08.2025

T4 - 07

Signature [redacted]



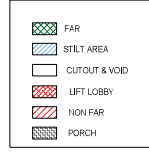
AREA DIAGRAM FOR STILT LEVEL PLAN



AREA DIAGRAM FOR STILT LEVEL PLAN

AREA STATEMENT OF TOWER-5 (IN SQUARE METER)												
S. NO	FLOOR	FAR AREA	EXCESS BALCONY AREA @ 25% IN FAR	EXCESS BALCONY AREA @ 75% NON FAR	NON FAR AREA OF BALCONY (UPTO 2.0 M.)	NON FAR AREA (FIRE STAIRCASE PORCH & REFUG E)	6% FACILITY AREA	OTHER AREA AT GROUND COVERAGE (STILT PROJECTION)	COVERED AREA WITH BALCONY (FOR REF)	TOTAL GROUND COVERAGE	NO OF PROPOSED UNITS	REQUIRED ECS
1	2	3	4	5	6	7	8 = 1+2+3+4+5+6	9	10	11		
1	GROUND/STILT	148.053				78.098	10.858	255.940	400.648	490.648	0	
2	1ST FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
3	2ND FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
4	3RD FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
5	4TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
6	5TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
7	6TH FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
0	7th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
9	8th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
10	9th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
11	10th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
12	11th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
13	12th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
14	13th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
15	14th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
16	15th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
17	16th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
18	17th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
19	18th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
20	19th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
21	20th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
22	21st FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
23	22nd FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
24	23rd FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
25	24th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
26	25th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
27	26th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
28	27th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
29	28th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
30	29th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
31	30th FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
32	31st FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
33	32nd FLOOR	394.844	2.505	7.515	134.758	20.219	22.309		579.645		2	3
37	MUMTY					113.015			113.015			
39	TOTAL	12783.049	80.160	240.480	4312.256	879.802	724.745	255.940	19196.272	490.948	64.000	107.000

AREA STATEMENT OF STILT FLOOR FOR TOWER-5				
S. NO	LEGEND	LENGTH	WIDTH	AREA
1	I	0.650	1.325	2.178
3	K	3.660	4.665	17.074
4	L	14.030	7.620	106.909
5	M	8.355	5.800	48.977
6	N	7.350	0.940	6.182
7	O	1.245	1.525	1.896
8	P	0.600	2.645	1.587
TOTAL (A)				184.263
DEDUCTION (B)				
S. NO	LEGEND	LENGTH	WIDTH	AREA
1	LL1	2.525	2.15	10.858
2	J	6.90	5.85	38.510
3	4	2.08	2.65	5.488
TOTAL (B)				54.956
TOTAL FAR AREA = (A-B)				129.307
AREA OF PORCH (P)				
S. NO	LEGEND	LENGTH	WIDTH	AREA
1	P1	4.222	9.8	41.376
2	P2	1.00	7.80	7.800
3	P3	POLYLINE	0.79	2.150
COVERED AREA OF PORCH				50.746
PERMISSIBLE FAR FREE AREA OF PORCH (BxM) (NP)				32.000
PORCH AREA UNDER FAR (P)				18.746
TOTAL FAR AREA OF STILT FLOOR F=(C+P)				148.053
NON FAR STILT FLOOR FOR TOWER-4				
S. NO	LEGEND	LENGTH	WIDTH	AREA
1	A	1.55	2.32	7.192
2	B	6.265	14.8	92.722
3	C	0.975	10.51	10.254
4	D	4.275	2.955	12.633
5	E	6.265	1.335	8.364
6	F	12.62	10.265	129.544
7	G	5.25	3.205	16.838
8	H	0.650	0.700	0.455
TOTAL (D)				275.177
CUTOUT AREA				
S. NO	LEGEND	LENGTH	WIDTH	AREA
1	1	4.89	3.02	14.164
2	2	1.58	3.02	4.772
TOTAL (E)				19.227
TOTAL STILT AREA = (D-E)				255.940



DOOR-WINDOW SCHEDULE				
DOOR TAG	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	CILL	INTEL
DW01	1800	2400	±00	2400
DW02	2700	2400	±00	2400
DW03	3000	2400	±00	2400
DW04	1650	2400	±00	2400
DW05	1500	2400	±00	2400
DW06	1400	2400	±00	2400
DW07	2500	2400	±00	2400
INTERNAL DOORS				
D01	1250	2400	±00	2400
D02	1000	2400	±00	2400
D03	750	2400	±00	2400
WINDOWS				
W01	600	1200	1200	2400
W02	750	1200	1200	2400
W03	450	1200	1200	2400
W04	2500	1200	1200	2400

FILE NO: GDA/HP/25-28/0555

**SUBMISSION DRAWING**

PROJECT  
Proposed Group Housing OYSTER  
WALK at Plot No 2C, Chakwood  
Endave Sector-1 Wave City,  
Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT  
**KNR ARCHITECTS**  
PLOT NO. 17, KANAKPUR ROAD, SECTOR-136,  
GHAZIABAD, UTTAR PRADESH  
MOB: 9990098888, 9990098888

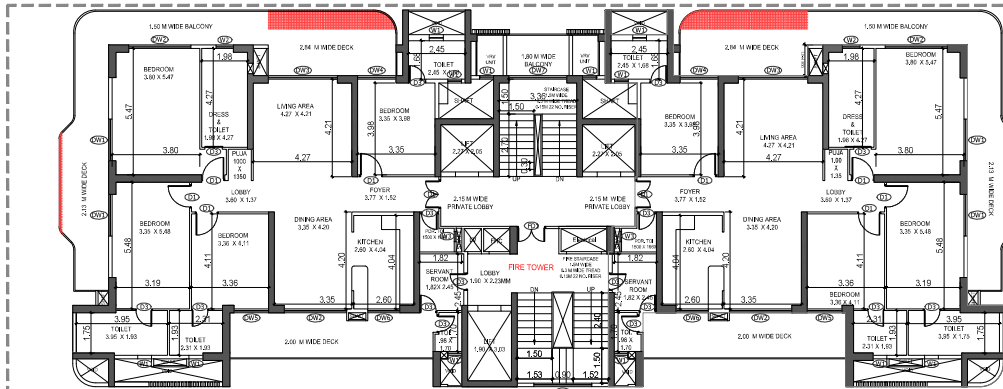
AUTH. SIGNATORY: [Signature]  
ARCHITECT'S SIGNATURE: [Signature]

DATE: 31.07.2025

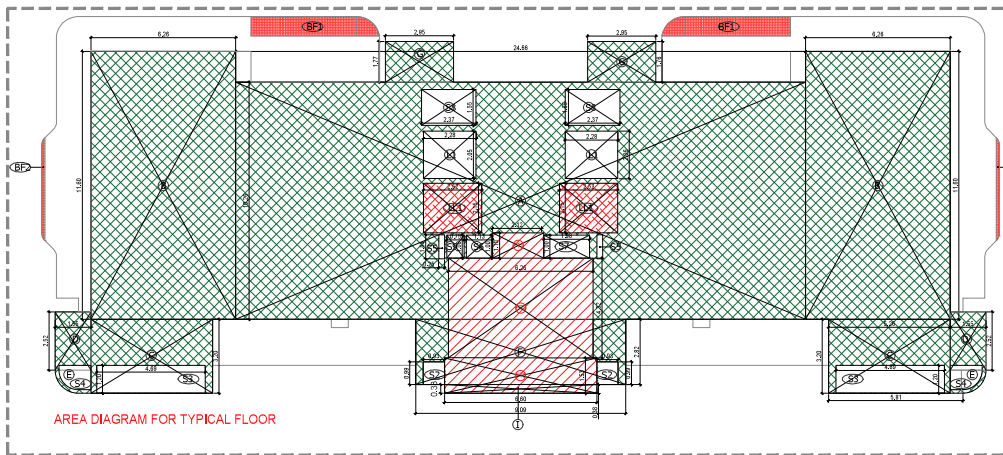
DRAWING TITLE: TOWER-5 STILT LEVEL WITH AREA CALCULATION

SCALE: 1:100 DWG. NO: TS-01

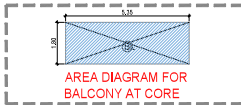




TYPICAL (1ST-17TH & 19TH-27TH & 29TH-32ND) FLOOR PLAN

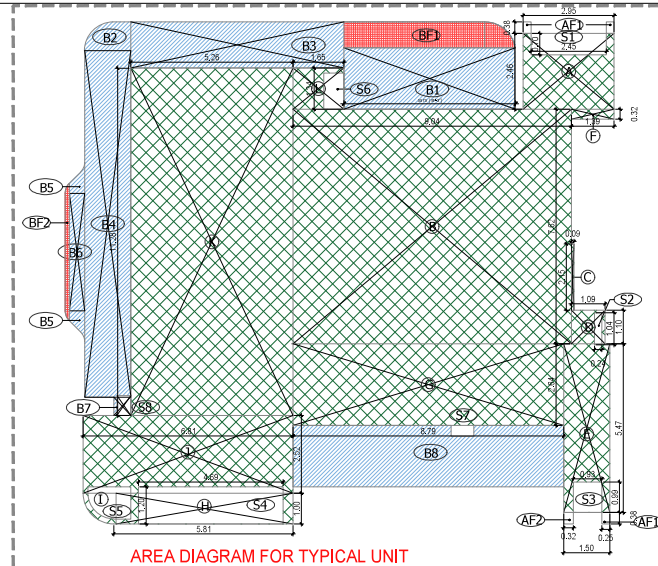


AREA DIAGRAM FOR TYPICAL FLOOR



AREA DIAGRAM FOR BALCONY AT CORE

AREA STATEMENT OF TYPICAL FLOOR FOR TOWER- 4&5					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
<b>ADDITION</b>					
1	A	24.660	10.295	1	253.13
2	B	9.265	11.600	2	145.58
3	C	5.290	3.200	2	33.69
4	D	1.550	2.520	2	7.81
5	E			2	2.66
6	F	0.950	2.825	1	25.58
7	G	4.290	4.260	2	18.21
8	I	8.100	0.380	1	2.32
9	BF1	25% OF POLYLINE(4.336)		2	2.22
10	BF2	25% OF POLYLINE(5.74)		2	0.29
<b>TOTAL (A)</b>					<b>467.64</b>
<b>DEDUCTION</b>					
1	S2	0.93	0.99	2	1.82
2	S3	4.69	1.20	2	11.26
3	S4			2	2.59
4	GS	0.85	1.04	2	0.61
5	SB	1.13	1.00	1	1.13
6	SZ	1.98	1.00	1	1.98
7	S8	2.37	1.55	2	7.35
8	S9	0.75	1.00	1	0.75
9	L1	2.28	2.05	2	9.33
10	L2	1.90	3.03	1	5.75
11	LL1	2.63	2.16	2	10.86
12	FT1	2.12	1.10	1	2.33
13	FT2	6.26	4.32	1	27.04
14	FT3	6.60	1.53	1	10.10
<b>TOTAL (B)</b>					<b>92.79</b>
<b>NET F.A.R. (A-B)</b>					<b>394.84</b>



AREA DIAGRAM FOR TYPICAL UNIT

F.A.R. & COVERED AREA CALCULATIONS FOR TOWER 4&5 (4&5) TYPICAL UNIT							
TYPICAL FLOOR							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE/FORM	NO.	FACTOR	AREA (In Sq. M.)
1	A	3.90	2.40	RECTANGLE	1	1	9.36
2	B	0.40	7.60	RECTANGLE	1	1	3.04
3	C	0.90	3.90	RECTANGLE	1	1	3.51
4	D	1.25	1.25	RECTANGLE	1	1	1.56
5	E	1.45	3.45	RECTANGLE	1	1	5.01
6	F	1.30	0.30	RECTANGLE	1	1	0.39
7	G	3.70	2.40	RECTANGLE	1	2	22.32
8	H	3.74	1.00	RECTANGLE	1	1	3.74
9	I			AREA AS/ P LINE	1	1	0.60
10	J	8.91	2.50	RECTANGLE	1	1	22.28
11	K	2.80	11.20	RECTANGLE	1	1	31.36
12	L	1.65	3.90	RECTANGLE	1	1	6.44
<b>ADDITIONAL AREA (A)</b>					<b>194.74</b>		
<b>AREA SUBTRACTION</b>							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE/FORM	NO.	FACTOR	AREA (In Sq. M.)
1	S1	0.75	2.80	REC.	1	1	2.10
2	S2	0.93	0.99	REC.	1	1	0.93
3	S3	4.69	1.20	REC.	1	1	11.26
4	S4			REC.	1	1	2.59
5	GS	0.85	1.04	REC.	1	1	0.61
6	S8	2.37	1.55	REC.	1	1	7.35
7	S9	0.75	1.00	REC.	1	1	0.75
<b>SUBTRACTION AREA (B)</b>					<b>19.58</b>		
<b>UNIT F.A.R. AREA (A-B) = C</b>						<b>175.16</b>	
<b>1/4 BALCONY F.A.R. AREA</b>							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE/FORM	NO.	FACTOR	AREA (In Sq. M.)
1	BF1			AREA AS/ P LINE	1	1	4.40
2	BF2			AREA AS/ P LINE	1	1	0.73
<b>TOTAL BALCONY AREA ABOVE 2M (B)</b>					<b>5.09</b>		
<b>1/4 BALCONY F.A.R. AREA (E)</b>					<b>1.58</b>		
<b>TOTAL UNIT F.A.R. AREA (C+E) = F</b>					<b>185.40</b>		

NON F.A.R. BALCONY AREA							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE/FORM	NO.	FACTOR	AREA (In Sq. M.)
1	B1	5.915	2.40	REC.	1	1	14.17
2	B2			AREA AS/ P LINE	1	1	1.21
3	B3	0.915	1.90	REC.	1	1	1.74
4	B4	1.50	11.24	REC.	1	1	16.86
5	B5			AREA AS/ P LINE	2	1	0.80
6	B6	0.90	3.90	REC.	1	1	3.51
7	B7	0.90	0.90	REC.	1	1	0.81
8	B8	8.90	2.90	REC.	1	1	25.81
<b>NON F.A.R. BALCONY AREA (G)</b>					<b>72.54</b>		
<b>AREA SUBTRACTION</b>							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE/FORM	NO.	FACTOR	AREA (In Sq. M.)
1	S7	0.74	0.90	REC.	1	1	0.67
2	S8	0.90	0.90	REC.	1	1	0.81
<b>SUBTRACTION AREA (H)</b>					<b>1.48</b>		
<b>1/4 AREA OF BALCONY (G+H) = J</b>					<b>71.06</b>		
<b>TOTAL NON F.A.R. AREA (C+J) = K</b>					<b>85.708</b>		
<b>NON F.A.R. ELEVATIONAL ELEMENT AREA</b>							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE/FORM	NO.	FACTOR	AREA (In Sq. M.)
1	AF1	0.250	0.975	REC.	3	1	0.73
2	AF2	0.300	0.975	REC.	1	1	0.29
<b>TOTAL AREA (K)</b>					<b>0.41</b>		

DOOR-WINDOW SCHEDULE				
DOOR TAG	DOOR SIZE WIDTH HEIGHT	CILL	INTEL	
DW01	1800 2400	±00	2400	
DW02	2700 2400	±00	2400	
DW03	3000 2400	±00	2400	
DW04	1650 2400	±00	2400	
DW05	1500 2400	±00	2400	
DW06	1400 2400	±00	2400	
DW07	2500 2400	±00	2400	
INTERNAL DOORS				
D01	1250 2400	±00	2400	
D02	1000 2400	±00	2400	
D03	750 2400	±00	2400	
WINDOWS				
W01	600 1200	1200	2400	
W02	750 1200	1200	2400	
W03	450 1200	1200	2400	
W04	2500 1200	1200	2400	

- FAR
- BALCONY NON FAR
- BALCONY IN FAR
- CUTOUT & VOID
- LIFT LOBBY
- NON FAR

FILE NO. GDA/BP/25-26/0555

SUBMISSION DRAWING

PROJECT

Proposed Group Housing 'OYSTER WALK' at Plot No 2C, Oakwood Enclave Sector-1 Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT

**KN ARCHITECTS**  
 2ND FLOOR, J.P. ROAD, ANDHERA WEST, SURAT  
 0281 50304, DELHI: 011 2611 7040, PUNE: 020 2611 7040  
 MAIL: info@knarchitects.com 9866702819

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

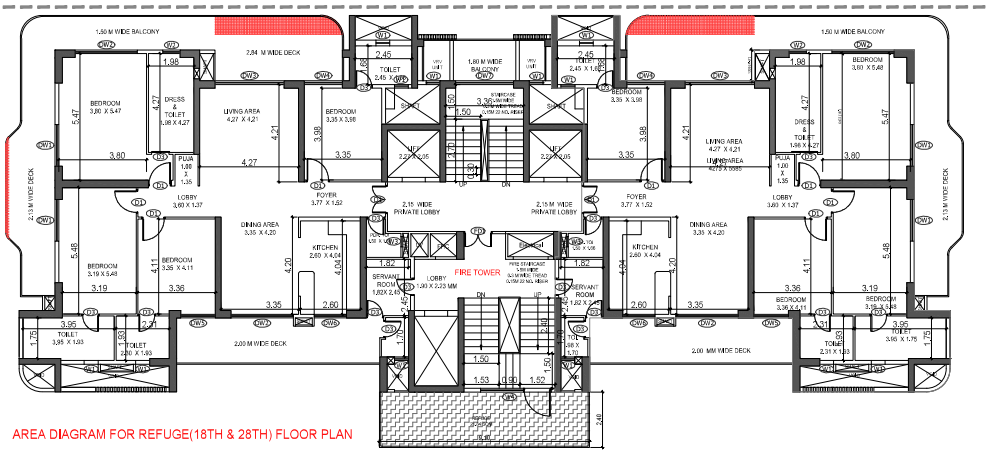
DATE: 31.07.2025

DRAWING TITLE: TOWER-5 CLUSTER PLANS WITH AREA CALCULATION (TYPICAL (1ST-17TH & 19TH-27TH & 29TH-32ND) FLOOR (LVL.))

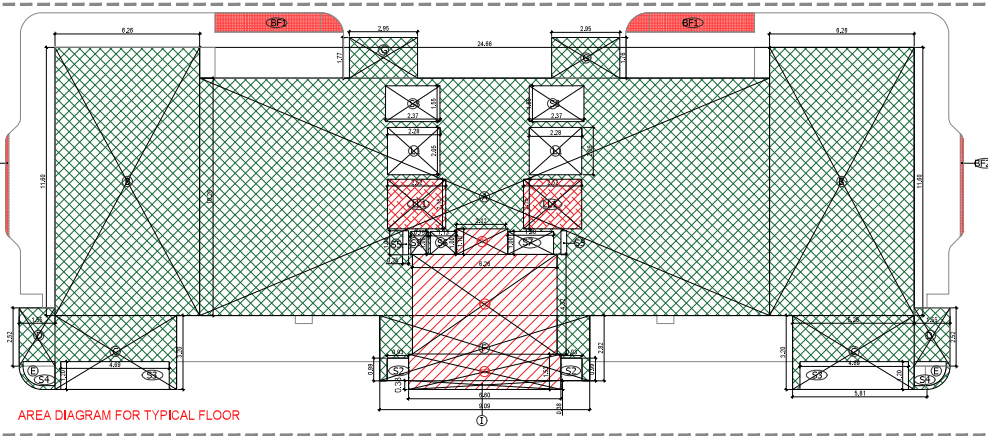
SCALE 1:100 DWG. NO. TS-02

DATE: 31.07.2025

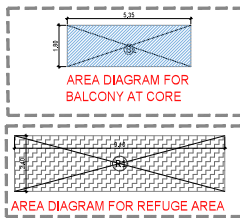
Signature valid



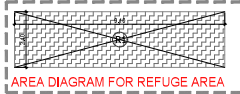
AREA DIAGRAM FOR REFUGE(18TH & 28TH) FLOOR PLAN



AREA DIAGRAM FOR TYPICAL FLOOR

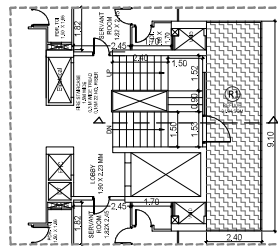


AREA DIAGRAM FOR BALCONY AT CORE

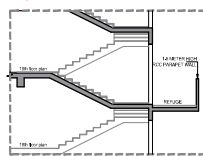


AREA DIAGRAM FOR REFUGE AREA

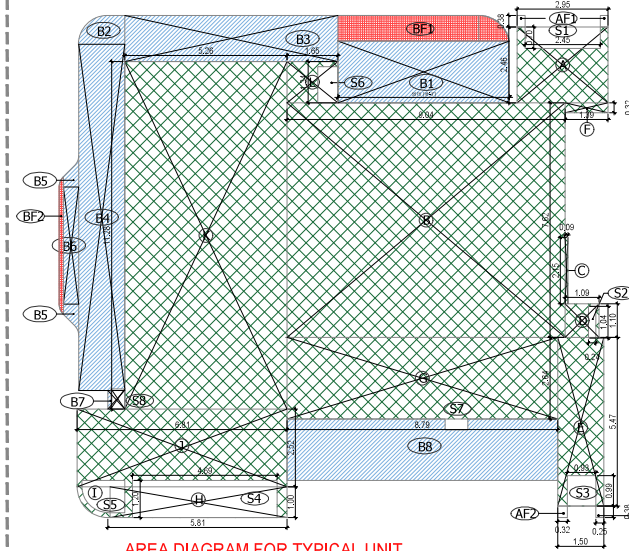
AREA STATEMENT OF TYPICAL FLOOR FOR TOWER-485					
ADDITION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	24.660	10.265	1	253.13
2	B	6.265	11.600	2	145.50
3	C	5.260	3.200	2	33.66
4	D	1.550	2.400	2	7.61
5	E	POLYLINE		2	2.66
6	F	0.905	2.625	1	23.66
7	G	2.950	2.460	2	14.51
8	I	6.100	0.380	1	2.32
9	BF1	25% OF POLYLINE(4.436)		2	2.22
10	BF2	25% OF POLYLINE(0.574)		2	0.29
TOTAL(A)					487.64
DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	S2	0.93	0.99	2	1.82
2	S3	4.99	1.20	2	11.28
3	S4	POLYLINE		2	2.56
4	S6	0.25	1.04	2	0.51
5	S8	1.13	1.00	1	1.13
6	S7	1.98	1.00	1	1.98
7	S8	2.37	1.55	2	7.35
8	S9	0.75	1.00	1	0.75
9	L1	2.28	2.26	2	9.33
10	L2	1.90	3.03	1	5.75
11	LL1	2.53	2.15	2	10.86
12	FT1	2.12	1.10	1	2.33
13	FT2	6.26	4.32	1	27.04
14	FT3	6.90	1.53	1	10.10
TOTAL (B)					62.79
NET F.A.R. AREA					394.84



Refuge floor plan

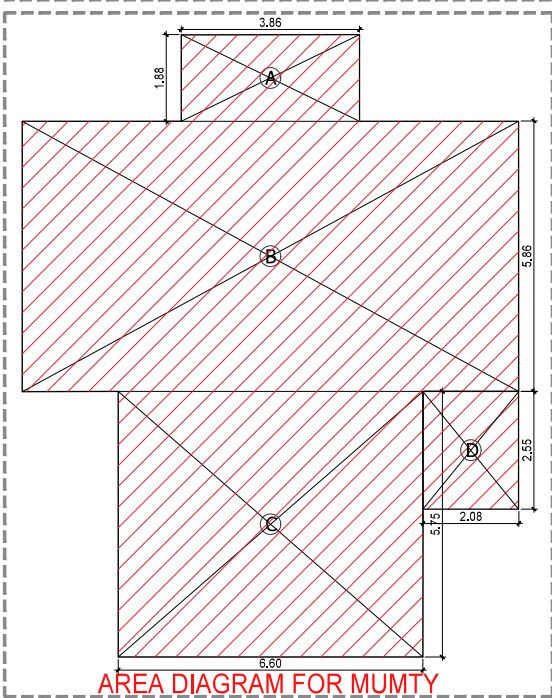
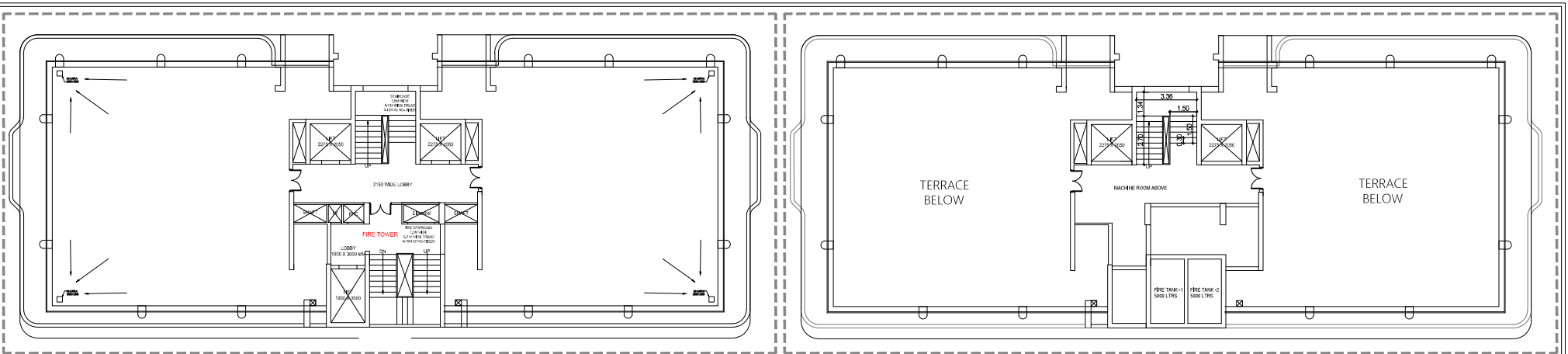


Section






AREA DIAGRAM FOR TYPICAL UNIT

F.A.R & COVERED AREA CALCULATIONS FOR TOWER-485 (BHH) TYPICAL UNIT						
TYPICAL FLOOR						
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO. FACTOR AREA (In Sq. M.)	
1	A	24.660	2.460	RECTANGLE	1	60.87
2	B	0.040	7.600	RECTANGLE	1	0.30
3	C	0.040	2.760	RECTANGLE	1	0.11
4	D	1.000	1.000	RECTANGLE	1	1.00
5	E	1.480	0.840	RECTANGLE	1	1.25
6	F	2.500	0.900	RECTANGLE	1	2.25
7	G	0.900	2.640	RECTANGLE	1	2.36
8	H	6.140	1.000	RECTANGLE	1	6.14
9	I	AREAS/ P LINE		1	1.04	
10	J	0.930	2.520	RECTANGLE	1	2.34
11	K	2.280	11.260	RECTANGLE	1	25.70
12	L	1.650	1.350	RECTANGLE	1	2.23
ADDITIONAL AREA (A)					104.70	
AREA SUBTRACTION						
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO. FACTOR AREA (In Sq. M.)	
1	B1	2.450	0.650	REC	1	1.59
2	B2	0.540	1.000	REC	1	0.54
3	B3	0.260	0.960	REC	1	0.25
4	B4	1.660	1.350	REC	1	2.24
5	B5	AREA ASD P LINE		1	1.04	
6	B6	0.930	2.520	RECTANGLE	1	2.34
7	B7	0.930	1.170	RECTANGLE	1	1.09
8	B8	0.930	1.170	RECTANGLE	1	1.09
9	B9	0.930	1.170	RECTANGLE	1	1.09
10	B10	0.930	1.170	RECTANGLE	1	1.09
11	B11	0.930	1.170	RECTANGLE	1	1.09
12	B12	0.930	1.170	RECTANGLE	1	1.09
13	B13	0.930	1.170	RECTANGLE	1	1.09
14	B14	0.930	1.170	RECTANGLE	1	1.09
15	B15	0.930	1.170	RECTANGLE	1	1.09
16	B16	0.930	1.170	RECTANGLE	1	1.09
17	B17	0.930	1.170	RECTANGLE	1	1.09
18	B18	0.930	1.170	RECTANGLE	1	1.09
19	B19	0.930	1.170	RECTANGLE	1	1.09
20	B20	0.930	1.170	RECTANGLE	1	1.09
21	B21	0.930	1.170	RECTANGLE	1	1.09
22	B22	0.930	1.170	RECTANGLE	1	1.09
23	B23	0.930	1.170	RECTANGLE	1	1.09
24	B24	0.930	1.170	RECTANGLE	1	1.09
25	B25	0.930	1.170	RECTANGLE	1	1.09
26	B26	0.930	1.170	RECTANGLE	1	1.09
27	B27	0.930	1.170	RECTANGLE	1	1.09
28	B28	0.930	1.170	RECTANGLE	1	1.09
29	B29	0.930	1.170	RECTANGLE	1	1.09
30	B30	0.930	1.170	RECTANGLE	1	1.09
31	B31	0.930	1.170	RECTANGLE	1	1.09
32	B32	0.930	1.170	RECTANGLE	1	1.09
33	B33	0.930	1.170	RECTANGLE	1	1.09
34	B34	0.930	1.170	RECTANGLE	1	1.09
35	B35	0.930	1.170	RECTANGLE	1	1.09
36	B36	0.930	1.170	RECTANGLE	1	1.09
37	B37	0.930	1.170	RECTANGLE	1	1.09
38	B38	0.930	1.170	RECTANGLE	1	1.09
39	B39	0.930	1.170	RECTANGLE	1	1.09
40	B40	0.930	1.170	RECTANGLE	1	1.09
41	B41	0.930	1.170	RECTANGLE	1	1.09
42	B42	0.930	1.170	RECTANGLE	1	1.09
43	B43	0.930	1.170	RECTANGLE	1	1.09
44	B44	0.930	1.170	RECTANGLE	1	1.09
45	B45	0.930	1.170	RECTANGLE	1	1.09
46	B46	0.930	1.170	RECTANGLE	1	1.09
47	B47	0.930	1.170	RECTANGLE	1	1.09
48	B48	0.930	1.170	RECTANGLE	1	1.09
49	B49	0.930	1.170	RECTANGLE	1	1.09
50	B50	0.930	1.170	RECTANGLE	1	1.09
51	B51	0.930	1.170	RECTANGLE	1	1.09
52	B52	0.930	1.170	RECTANGLE	1	1.09
53	B53	0.930	1.170	RECTANGLE	1	1.09
54	B54	0.930	1.170	RECTANGLE	1	1.09
55	B55	0.930	1.170	RECTANGLE	1	1.09
56	B56	0.930	1.170	RECTANGLE	1	1.09
57	B57	0.930	1.170	RECTANGLE	1	1.09
58	B58	0.930	1.170	RECTANGLE	1	1.09
59	B59	0.930	1.170	RECTANGLE	1	1.09
60	B60	0.930	1.170	RECTANGLE	1	1.09
61	B61	0.930	1.170	RECTANGLE	1	1.09
62	B62	0.930	1.170	RECTANGLE	1	1.09
63	B63	0.930	1.170	RECTANGLE	1	1.09
64	B64	0.930	1.170	RECTANGLE	1	1.09
65	B65	0.930	1.170	RECTANGLE	1	1.09
66	B66	0.930	1.170	RECTANGLE	1	1.09
67	B67	0.930	1.170	RECTANGLE	1	1.09
68	B68	0.930	1.170	RECTANGLE	1	1.09
69	B69	0.930	1.170	RECTANGLE	1	1.09
70	B70	0.930	1.170	RECTANGLE	1	1.09
71	B71	0.930	1.170	RECTANGLE	1	1.09
72	B72	0.930	1.170	RECTANGLE	1	1.09
73	B73	0.930	1.170	RECTANGLE	1	1.09
74	B74	0.930	1.170	RECTANGLE	1	1.09
75	B75	0.930	1.170	RECTANGLE	1	1.09
76	B76	0.930	1.170	RECTANGLE	1	1.09
77	B77	0.930	1.170	RECTANGLE	1	1.09
78	B78	0.930	1.170	RECTANGLE	1	1.09
79	B79	0.930	1.170	RECTANGLE	1	1.09
80	B80	0.930	1.170	RECTANGLE	1	1.09
81	B81	0.930	1.170	RECTANGLE	1	1.09
82	B82	0.930	1.170	RECTANGLE	1	1.09
83	B83	0.930	1.170	RECTANGLE	1	1.09
84	B84	0.930	1.170	RECTANGLE	1	1.09
85	B85	0.930	1.170	RECTANGLE	1	1.09
86	B86	0.930	1.170	RECTANGLE	1	1.09
87	B87	0.930	1.170	RECTANGLE	1	1.09
88	B88	0.930	1.170	RECTANGLE	1	1.09
89	B89	0.930	1.170	RECTANGLE	1	1.09
90	B90	0.930	1.170	RECTANGLE	1	1.09
91	B91	0.930	1.170	RECTANGLE	1	1.09
92	B92	0.930	1.170	RECTANGLE	1	1.09
93	B93	0.930	1.170	RECTANGLE	1	1.09
94	B94	0.930	1.170	RECTANGLE	1	1.09
95	B95	0.930	1.170	RECTANGLE	1	1.09
96	B96	0.930	1.170	RECTANGLE	1	1.09
97	B97	0.930	1.170	RECTANGLE	1	1.09
98	B98	0.930	1.170	RECTANGLE	1	1.09
99	B99	0.930	1.170	RECTANGLE	1	1.09
100	B100	0.930	1.170	RECTANGLE	1	1.09
ADDITIONAL AREA (B)					104.70	
TOTAL F.A.R. BALCONY AREA						
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO. FACTOR AREA (In Sq. M.)	
1	B1	2.450	0.650	REC	1	1.59
2	B2	0.540	1.000	REC	1	0.54
3	B3	0.260	0.960	REC	1	0.25
4	B4	1.660	1.350	REC	1	2.24
5	B5	AREA ASD P LINE		1	1.04	
6	B6	0.930	2.520	RECTANGLE	1	2.34
7	B7	0.930	1.170	RECTANGLE	1	1.09
8	B8	0.930	1.170	RECTANGLE	1	1.09
9	B9	0.930	1.170	RECTANGLE	1	1.09
10	B10	0.930	1.170	RECTANGLE	1	1.09
11	B11	0.930	1.170	RECTANGLE	1	1.09
12	B12	0.930	1.170	RECTANGLE	1	1.09
13	B13	0.930	1.170	RECTANGLE	1	1.09
14	B14	0.930	1.170	RECTANGLE	1	1.09
15	B15	0.930	1.170	RECTANGLE	1	1.09
16	B16	0.930	1.170	RECTANGLE	1	1.09
17	B17	0.930	1.170	RECTANGLE	1	1.09
18	B18	0.930	1.170	RECTANGLE	1	1.09
19	B19	0.930	1.170	RECTANGLE	1	1.09
20	B20	0.930	1.170	RECTANGLE	1	1.09
21	B21	0.930	1.170	RECTANGLE	1	1.09
22	B22	0.930	1.170	RECTANGLE	1	1.09
23	B23	0.930	1.170	RECTANGLE	1	



TERRACE FLOOR NON FAR AREA (TOWER-5)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.860	1.875	1	7.238
2	B	10.750	5.855	1	62.941
3	C	6.595	5.750	1	37.921
4	D	2.075	2.545	1	5.281
<b>TOTAL TERRACE NON FAR AREA</b>					<b>113.381</b>

-  FAR
-  BALCONY NON FAR
-  BALCONY IN FAR
-  CUTOUT & VOID
-  LIFT LOBBY
-  NON FAR

FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

PROJECT  
 Proposed Group Housing 'OYSTER WALK' at Plot No 2C, Oakwood Enclave Sector-1, Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT  
**KGN ARCHITECTS**  
 2ND FLOOR, JIP ROAD, GANESHPUR, NEW DELHI  
 0981830004, DELHI MUMUKSHU ROAD, GHAZIABAD  
 MAIL: kgnarchitects@gmail.com 989170287198

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

For SEED Infrastructure Venture LLP  
 Authorized Signatory  
  
 An. Kumar Pandey  
 CA/2017B/98293

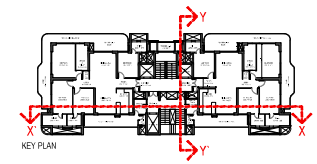
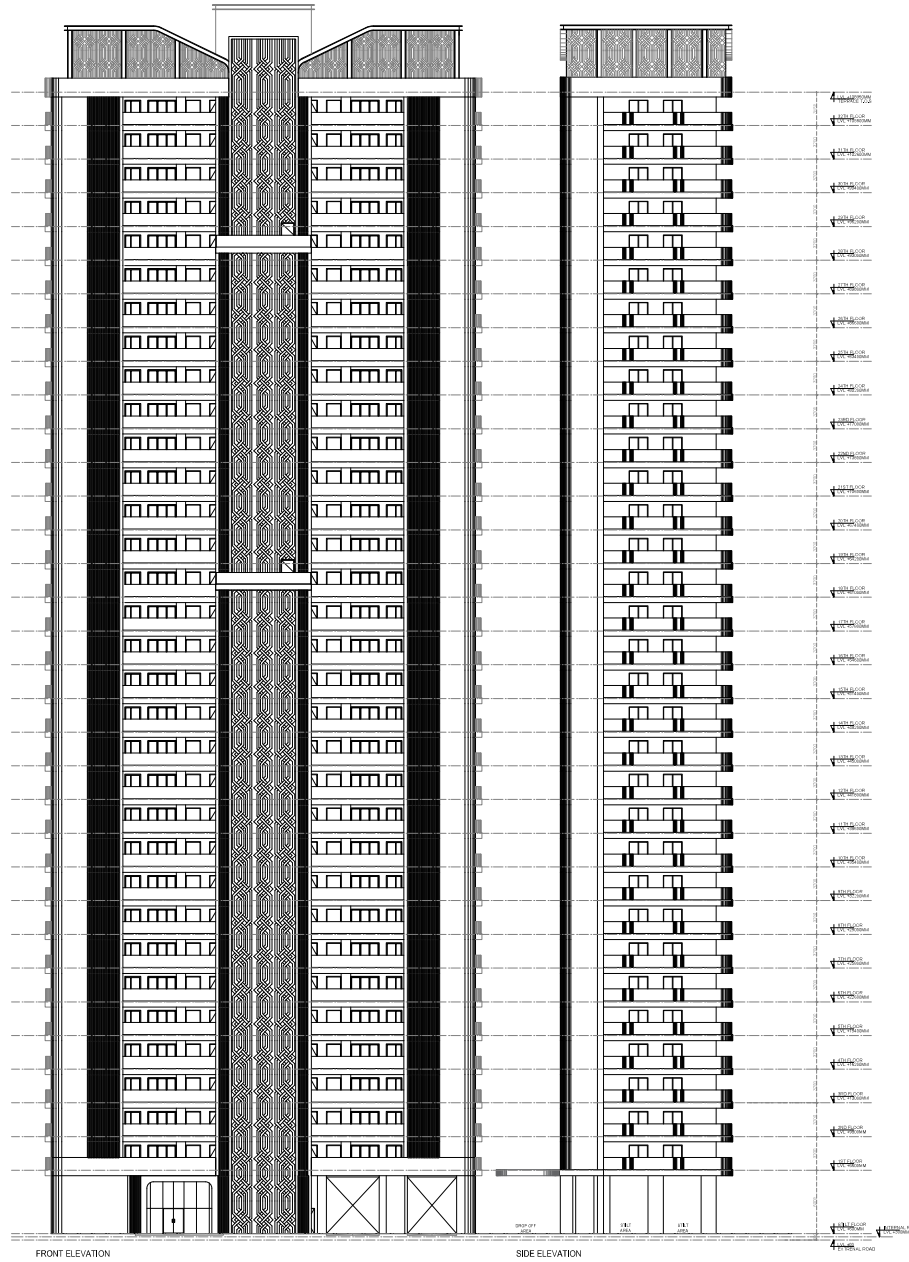
CUSTOMER  
 SEED Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

DRAWING TITLE:  
**TOWER-5 TERRACE PLAN WITH AREA CALCULATION**

SCALE 1:100 DWG. NO.

DATE: 31.07.2025 T5-04





FILE NO. GDA&P/25-260555

**SUBMISSION DRAWING**

**PROJECT:**  
Proposed Group Housing 'OYSTER WALK' at Plot No 2C Oakwood Enclave Sector-7, Wazirpur, Chandigarh, Uttar Pradesh.

**ARCHITECTS:**  
**KGN ARCHITECTS**  
Architects & Interiors  
A-25, Sector-10, Chandigarh

**CLIENT:**  
Sri Sri Infrastructure Ventures LLP, A-15, 10th Floor, Sector-13B, Noida, through Sri Arun, Signature Ho, Delhi Centre.

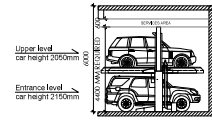
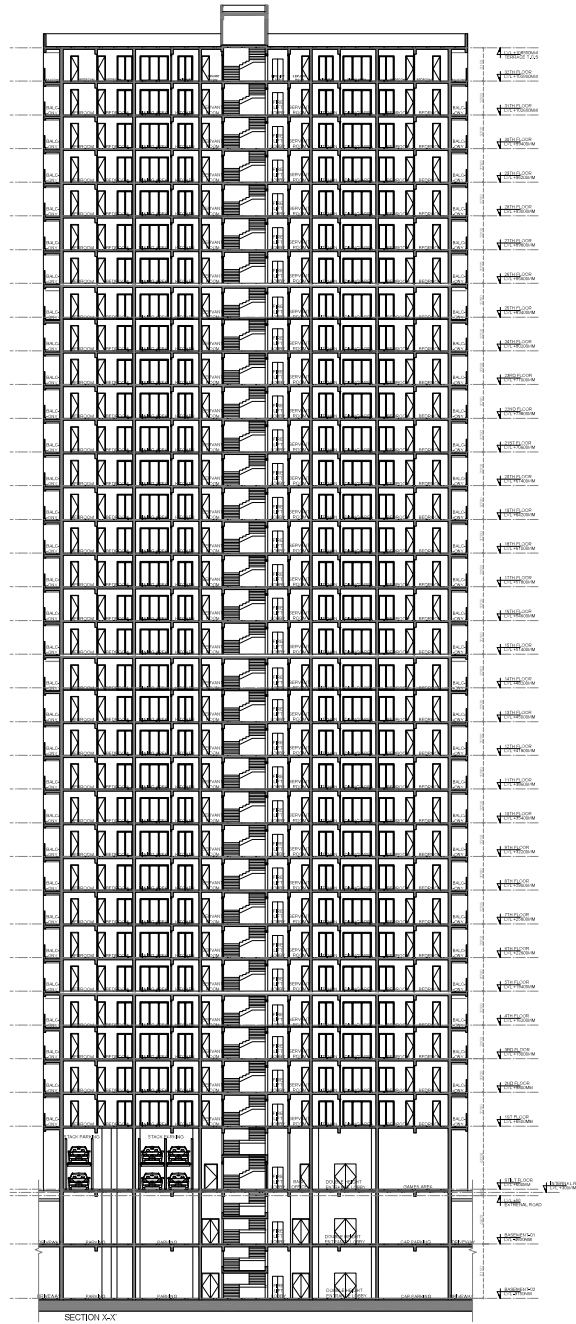
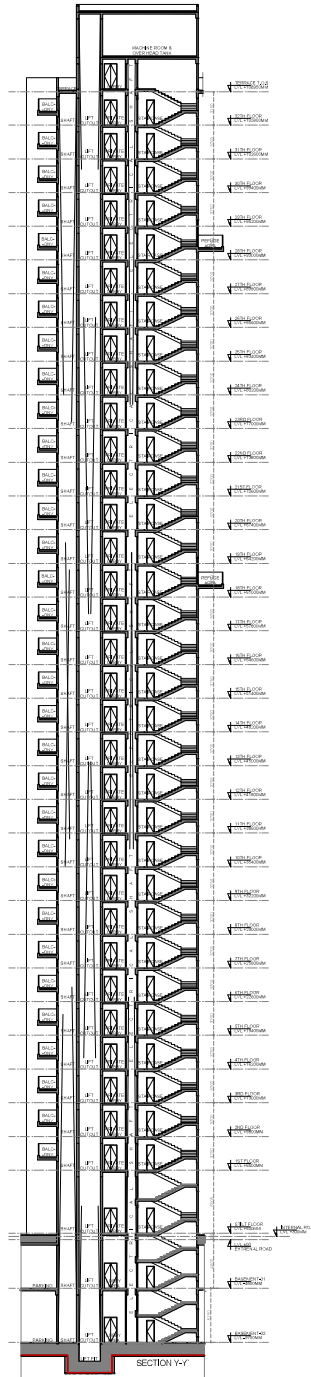
**DRAWING TITLE:**  
TOWER-6  
ELEVATION

SCALE: 1:100

DATE: 14.08.2025

SHEET NO.: T5 - 06

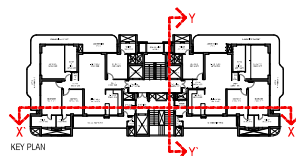
Signature



**STACK PARKING - Electromechanical**

Model		EM-2000		
Parking Capacity		2 Cars		
Car Data	Required Height	Lower Height	Upper Height	Car type
	3600	1800	1550	Tallboy + Sedan
	3900	2100	1550	SUV + Sedan
	4200	2100	1850	SUV + Tallboy
	4400	2100	2050	SUV + SUV
Width of Car	2000 with Open Mirror			
Weight	Max. 2000kg			
Machine Specification	Pallet Length	3850		
	Pallet Width	2000	2100	2200
	Total Height of System	2900		
Lifting	Lifting Mechanism	Geared Motor with Chain sprocket mechanism		
	Geared Motor power	1.5Kw		
	Up/Down Speed	50 Sec		
Safety Devices	Spring return key Lock Switch			
	Electromagnetic brake			
	Bottom car Sensor			
	Emergency stopper			
Electric Power	Wheel Stopper			
	3ph, AC 415V, 50Hz			

\* Available Pallet width Ranges from 2000mm to 2500mm according to Customer requirements and space constraints  
 - The Open area parking system should have a weather covering over the installation to prevent Malfunctioning of the Electronics/Mechanics  
 - Dimensions indicated above are in mm



FILE NO. GOA/SP/25-26/0555

**SUBMISSION DRAWING**

PROJECT:  
Proposed Group Housing/OSTER  
WALK at P&M No 20 Oakwood  
Endave Sector-7 Wave City,  
Chandigarh, Uttar Pradesh

**KGN ARCHITECTS**  
202/203, 1st Floor, Sector-17, Chandigarh  
Ph: 98152 22222, 98152 22223

ARCHITECT'S SIGNATURE: [Signature]

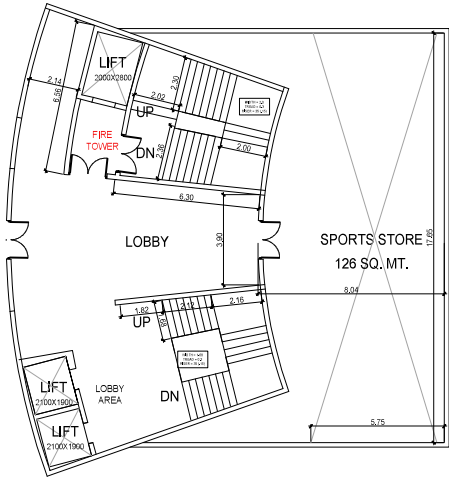
DATE: 14.08.2025

**TOWER-6 SECTION**

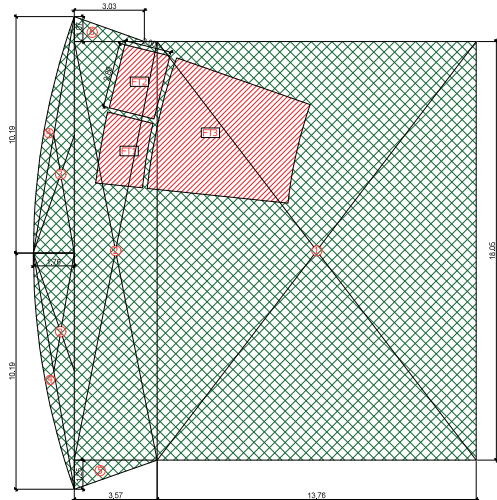
SCALE: 1:100

DWG. NO.: T5 - 07

Signature [Signature]



CLUB STORAGE PLAN AT B-2 LEVEL



BASEMENT 2 AREA DIAGRAM

AREA STATEMENT OF CLUB BASEMENT -2 FLOOR

ADDITION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	13.760	18.050	1	248.37
2	2	3.570	18.050	1	64.44
3	3	1.760	10.190	2	17.93
4	4	POLYLINE		2	6.10
5	5	3.570	1.250	0.5	2.23
6	6	3.030	1.070	0.5	1.62
TOTAL (A)					340.69

DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	FT1	POLYLINE		1	5.95
2	FT2	2.000	2.800	1	5.60
3	FT3	POLYLINE		1	30.94
TOTAL (B)					42.49
NET COVERED AREA= (A-B)					298.21

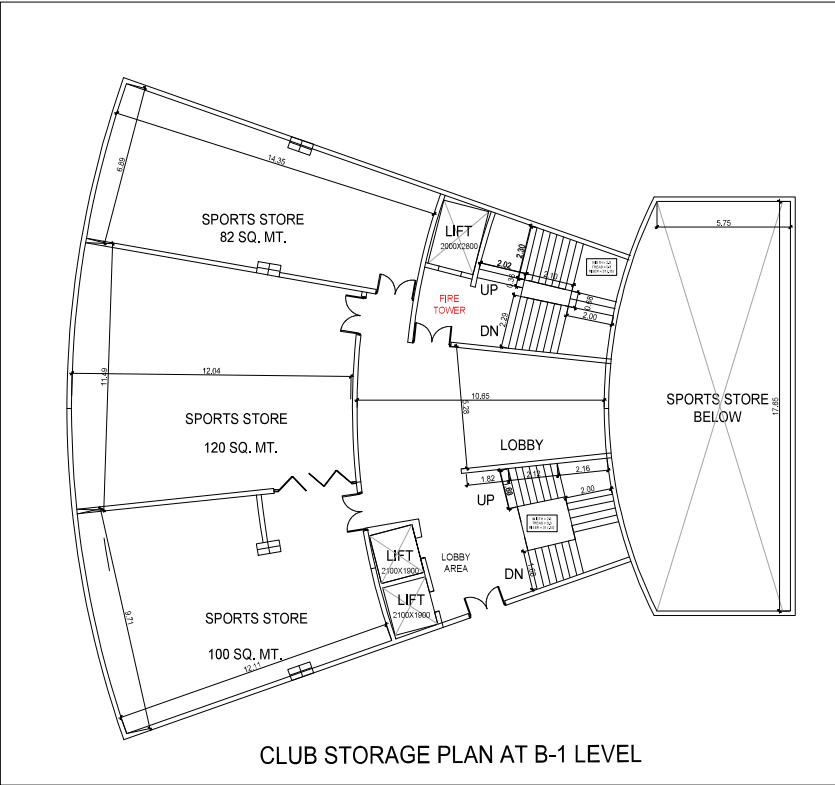
AREA STATEMENT OF COMMUNITY & SOCIAL CENTER (IN SQUARE METER)

S. NO	FLOOR	NON FAR AREA	NET FACILITY FAR AREA (1-2)	TOTAL GROUND COVERAGE
1	BASEMENT 01	477.77	1	2
2	BASEMENT 02	298.21		
4	STILT FLOOR		421.88	
5	FIRST FLOOR		620.33	620.333
6	SECOND FLOOR		739.50	
7	THIRD FLOOR		288.46	
8	TOTAL	775.98	2070.17	620.333

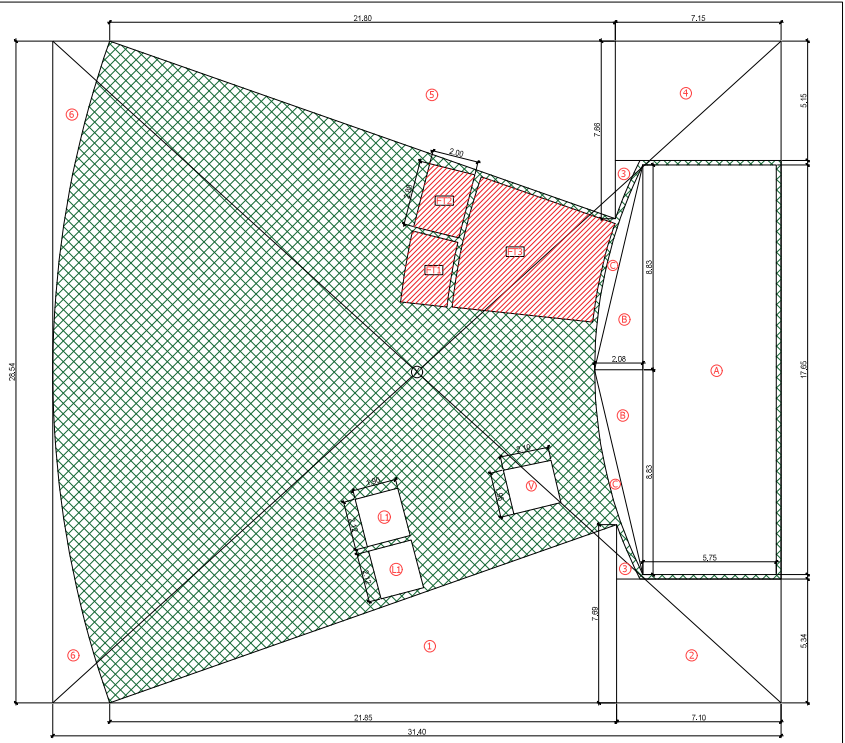
AREA STATEMENT OF CLUB BASEMENT -1 FLOOR

ADDITION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	X	31.400	28.540	1	896.16
TOTAL (A)					896.16

DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	21.850	7.690	0.5	84.01
2	2	7.100	5.340	1	37.91
3	3	POLYLINE		2	2.25
4	4	7.150	5.150	1	36.82
5	5	21.800	7.690	0.5	83.49
6	6	POLYLINE		2	23.01
7	A	5.750	17.690	1	101.49
8	B	2.080	8.830	2	18.37
9	C	POLYLINE		2	6.39
10	V	2.100	1.960	1	4.10
11	L1	1.900	2.120	2	8.06
12	FT1	POLYLINE		1	5.95
13	FT2	2.000	2.800	1	5.60
14	FT3	POLYLINE		2	30.94
TOTAL (B)					448.39
NET COVERED AREA= (A-B)					447.77



CLUB STORAGE PLAN AT B-1 LEVEL



BASEMENT 1 AREA DIAGRAM

FILE NO. GDA/BP/25-26/0555

SUBMISSION DRAWING

PROJECT  
Proposed Group Housing 'OYSTER WALK' at Plot No 2C Oakwood Enclave, Sector-1, Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT  
**KGN ARCHITECTS**  
202/FLOOR, IT PLAZA, KANUNGA RD, INDIA (DELHI)  
DIPAK KUMAR, DEEPA KUMAR, ANITA KUMAR  
Mob: 9991308888, 9991308889, 9991308890  
Mail: kgnarchitect@gmail.com

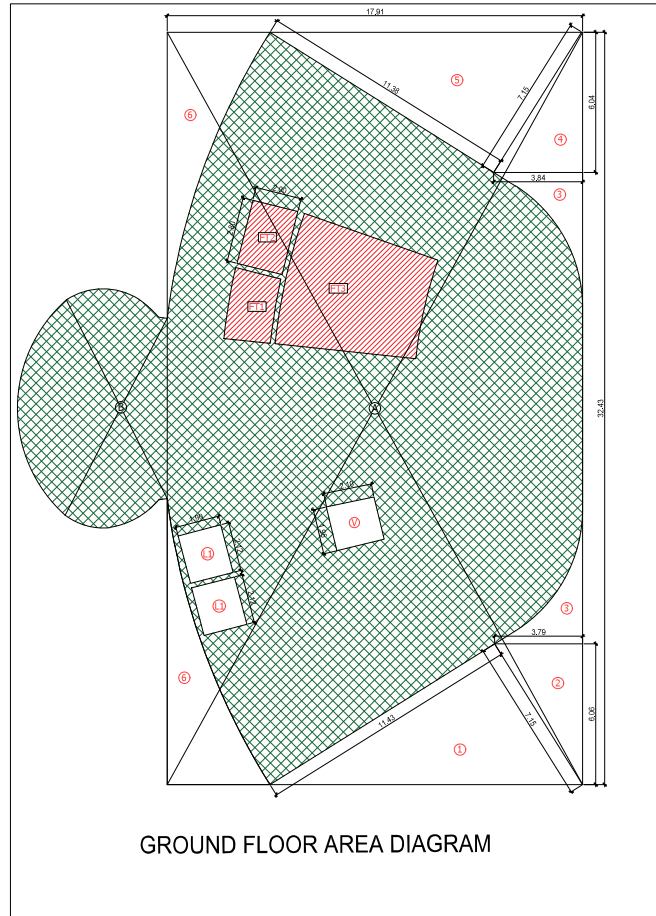
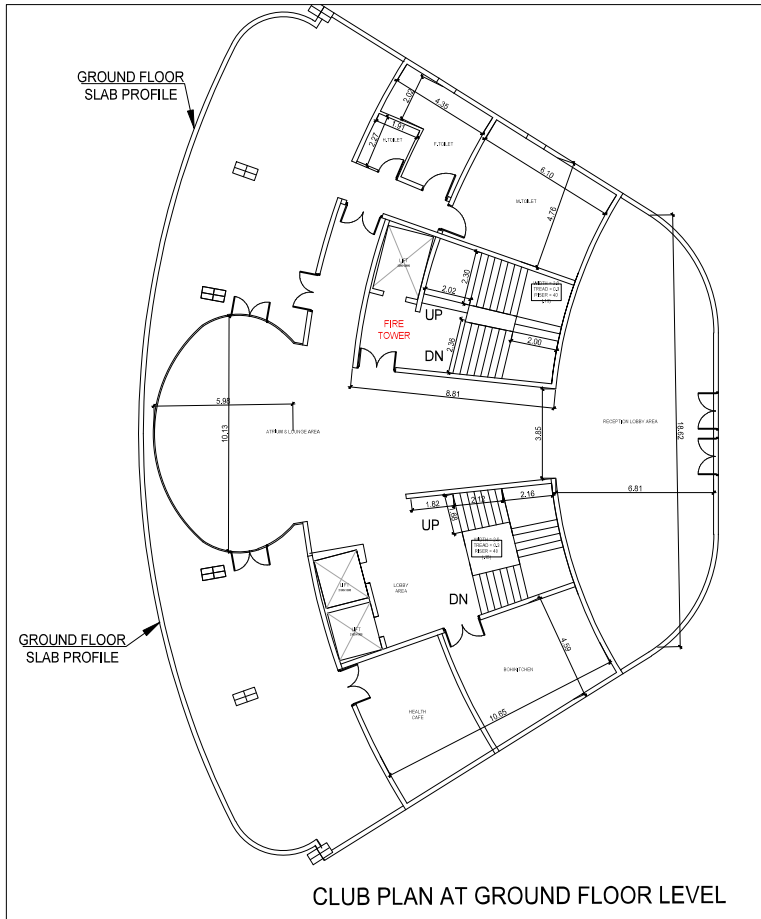
AUTH. SIGNATORY ARCHITECT'S SIGNATURE  
  
 Anil Kumar Pande  
 CAZ201906063

OWNER: SRSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Huda, through its Auth. Signatory Mr. Shakti Saxena

DRAWING TITLE  
CLUB B-1 & B-2 PLANS WITH AREA CALCULATION

SCALE 1:100 DWG. NO.  
DATE: 31.07.2025 SC-01

Signature  

AREA STATEMENT OF COMMUNITY & SOCIAL CENTER (IN SQUARE METER)				
S. NO.	FLOOR	NON FAR AREA	NET FACILITY FAR AREA (1-2)	TOTAL GROUND COVERAGE
1	BASEMENT 01	477.77	1	2
2	BASEMENT 02	286.21		
4	GR/FLOOR		421.88	
5	FIRST FLOOR		620.33	620.333
6	SECOND FLOOR		736.50	
7	THIRD FLOOR		288.46	
8	TOTAL	776.98	2070.17	620.333

AREA STATEMENT OF CLUB STILT FLOOR ADDITION					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	17.010	32.430	1	580.82
2	B	POLYLINE		1	55.14
<b>TOTAL (A)</b>					<b>635.96</b>

DEDUCTION					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	7.150	11.430	0.5	40.86
2	2	3.790	6.060	0.5	11.48
3	3	POLYLINE		2	12.70
4	4	3.840	6.040	0.5	11.60
5	5	7.150	11.380	0.5	40.68
6	6	POLYLINE		2	42.12
10	V	2.100	1.950	1	4.10
11	L1	1.900	2.120	2	8.05
12	FT1	POLYLINE		1	5.95
13	FT2	2.000	2.800	1	5.60
14	FT3	POLYLINE		2	30.94
<b>TOTAL (B)</b>					<b>214.08</b>
<b>NET COVERED AREA= (A-B)</b>					<b>421.88</b>

FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

PROJECT:  
Proposed Group Housing 'OYSTER WALK' at Plot No 2C Oakwood Enclave, Sector-1, Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT:  
**KGN ARCHITECTS**  
2nd FLOOR, IT PLAZA, KANUNGA NO. 137 OPPPOSITE  
GREAT FORUM, SECTOR 136, NOIDA, UTTAR PRADESH  
MAIL: kgnarchitects@gmail.com MOBILE: 9896267865

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

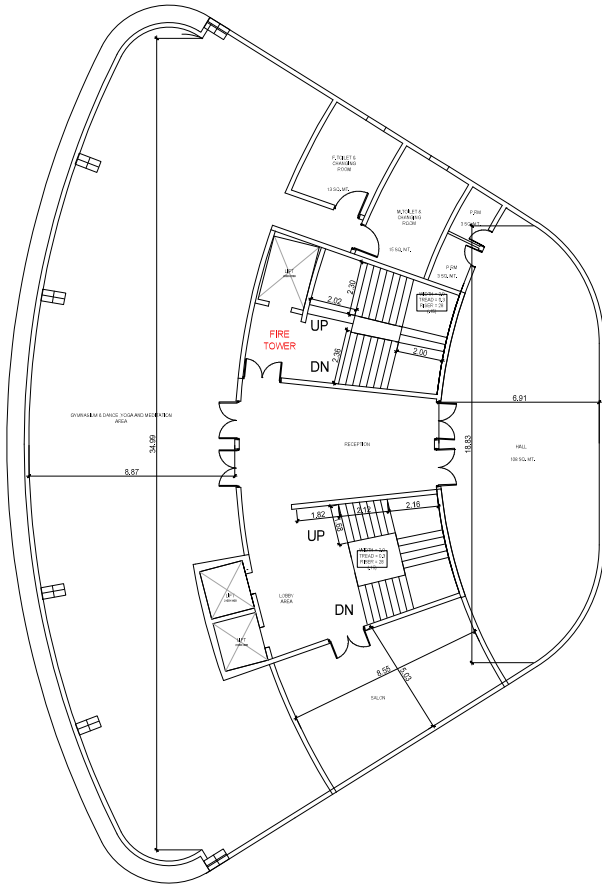
Author's Signature:   
Anil Kumar Pande  
CAZD/19/06263

OWNER:  
SRSD Infrastructure Venture LLP, A-15, 4th Floor,  
Sector-136, Noida, through its Auth. Signatory Mr.  
Shashi Saxena

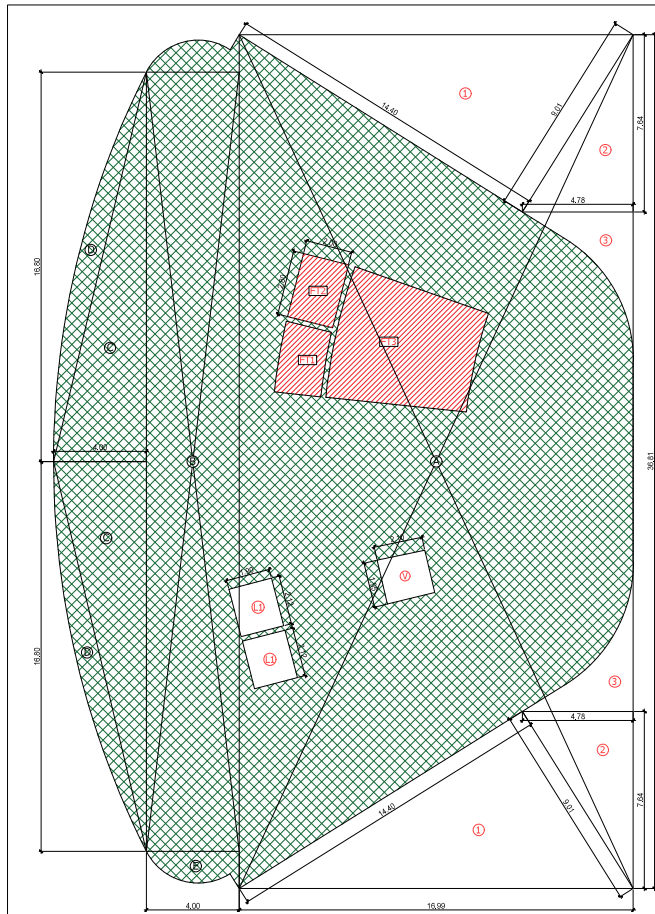
DRAWING TITLE:  
CLUB AT GROUND FLOOR LEVEL  
WITH AREA CALCULATION

SCALE: 1:100 EWS. NO.  
DATE: 31.07.2025 SC-02

Signature: 



CLUB FIRST FLOOR PLAN



FIRST FLOOR AREA DIAGRAM

**AREA STATEMENT OF COMMUNITY & SOCIAL CENTER (IN SQUAREMETER)**

S.NO	FLOOR	NON-FRR AREA	NET FACILITY FRR AREA (1-2)	TOTAL GROUND COVERAGE
1	BASEMENT 01	477.77	1	2
2	BASEMENT 02	286.21		
4	SRILEY FLOOR		421.88	
5	FIRST FLOOR		620.33	620.333
6	SECOND FLOOR		736.50	
7	THIRD FLOOR		288.46	
8	TOTAL	775.98	2070.17	620.333

**AREA STATEMENT OF CLUB FIRST FLOOR ADDITION**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	16.990	36.810	1	625.40
2	B	4.000	33.600	2	134.40
3	C	4.000	16.800	2	67.20
4	D	POLYLINE		2	23.40
5	E	POLYLINE		2	8.80
TOTAL (A)					859.20

**DEDUCTION**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	9.010	14.400	2	129.74
2	2	4.780	7.640	2	36.52
3	3	POLYLINE		2	17.97
10	V	2.100	1.950	1	4.10
11	L1	1.900	2.120	2	8.06
12	FT1	POLYLINE		1	5.95
13	FT2	2.000	2.800	1	5.60
14	FT3	POLYLINE		2	30.94
TOTAL (B)					238.87
NET COVERED AREA= (A-B)					620.33

FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

PROJECT:  
Proposed Group Housing 'OYSTER WALK' at Plot No 2C Cakwood Enclave, Sector-1, Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT:  
**KGN ARCHITECTS**  
202 PLOUGH, 1ST FLOOR, KANUNGI ROAD, GHAZIABAD, UTTAR PRADESH  
REG. NO. 100/2015, U.P. ARCHITECTS ACT, 1962  
M.A. No. 100/2015, U.P. ARCHITECTS ACT, 1962  
M.A. No. 100/2015, U.P. ARCHITECTS ACT, 1962

AUTH. SIGNATORY: [Signature]  
ARCHITECT'S SIGNATURE: [Signature]

OWNER:  
SRSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

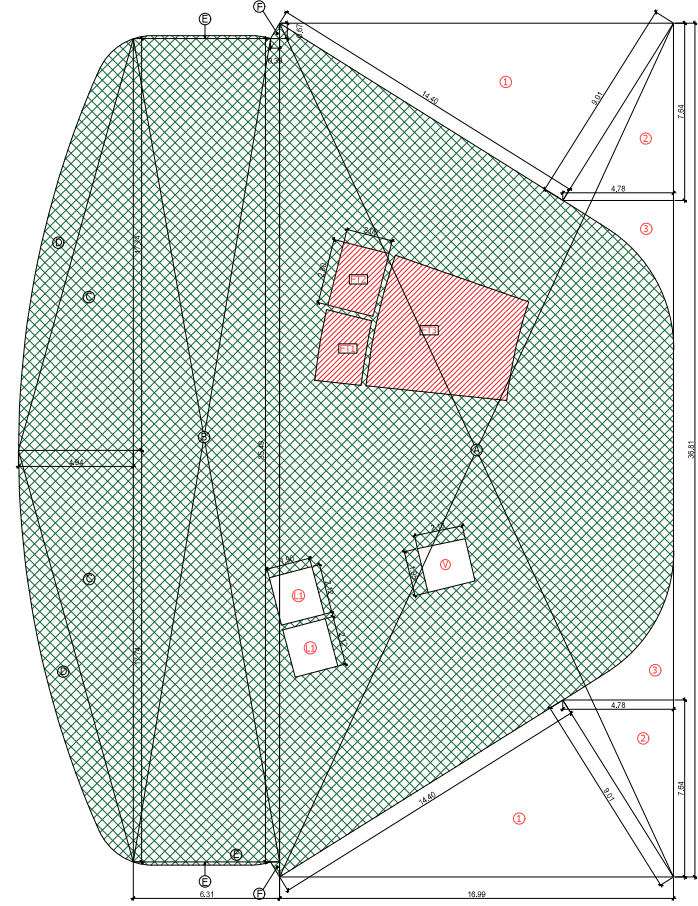
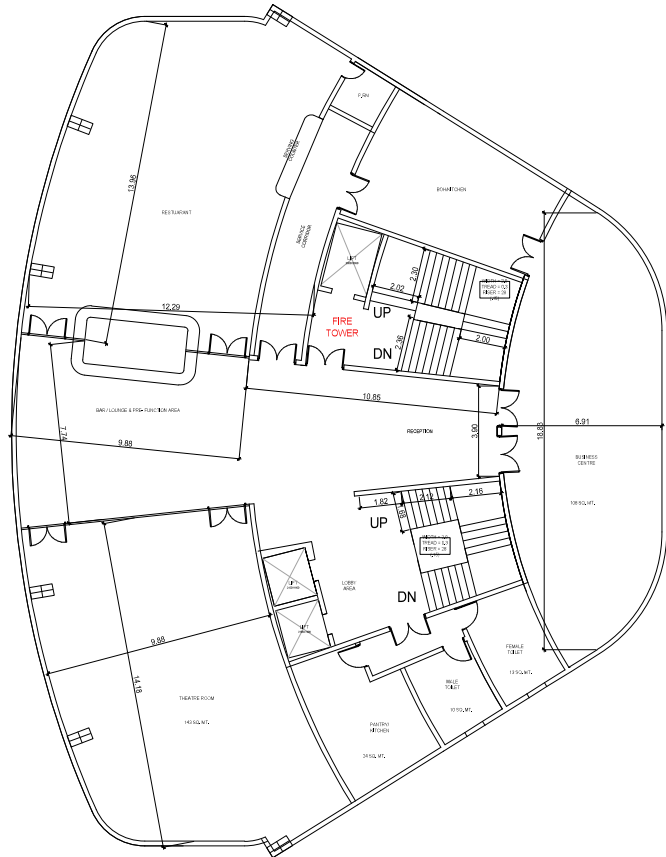
DRAWING TITLE:  
CLUB 1ST FLOOR PLAN WITH AREA CALCULATION

SCALE: 1:100  
DATE: 31.07.2025  
DWS. NO.: SC-03

Signature [Signature]

AREA STATEMENT OF COMMUNITY & SOCIAL CENTER (IN SQUARE METER)				
S.NO	FLOOR	NON FAR AREA	NET FACILITY FAR AREA(1+2)	TOTAL GROUND COVERAGE
1	BASEMENT 01	477.77	1	2
2	BASEMENT 02	258.21		
4	STILT FLOOR		421.88	
5	FIRST FLOOR		620.33	620.333
6	SECOND FLOOR		726.50	
7	THIRD FLOOR		288.46	
8	TOTAL	776.98	2070.17	620.333

AREA STATEMENT OF CLUB SECOND FLOOR ADDITION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	16.990	36.810	1	625.40
2	B	6.310	35.490	2	223.94
3	C	4.940	17.740	2	87.64
4	D	POLYLINE		2	39.69
5	E	POLYLINE		2	1.44
6	F	0.390	0.670	2	0.26
TOTAL (A)					978.37
DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	9.010	14.400	2	129.74
2	2	4.780	7.640	2	36.52
3	3	POLYLINE		2	17.97
10	V	2.100	1.950	1	4.10
11	L1	1.900	2.120	2	8.06
12	FT1	POLYLINE		1	5.95
13	FT2	2.000	2.800	1	5.60
14	FT3	POLYLINE		2	30.94
TOTAL (B)					238.87
NET COVERED AREA= (A-B)					739.50



SECOND FLOOR AREA DIAGRAM

FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

PROJECT  
 Proposed Group Housing 'OYSTER WALK' at Plot No 2C Cakewalk Enclave, Sector-1, Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT  
**KGN ARCHITECTS**  
 2nd FLOOR, AT PLAZA, KANAKA NAGAR, GHAZIABAD  
 GHAZIABAD, UTTAR PRADESH  
 MAIL: kgnarchitect@gmail.com MOBILE: 9826281288

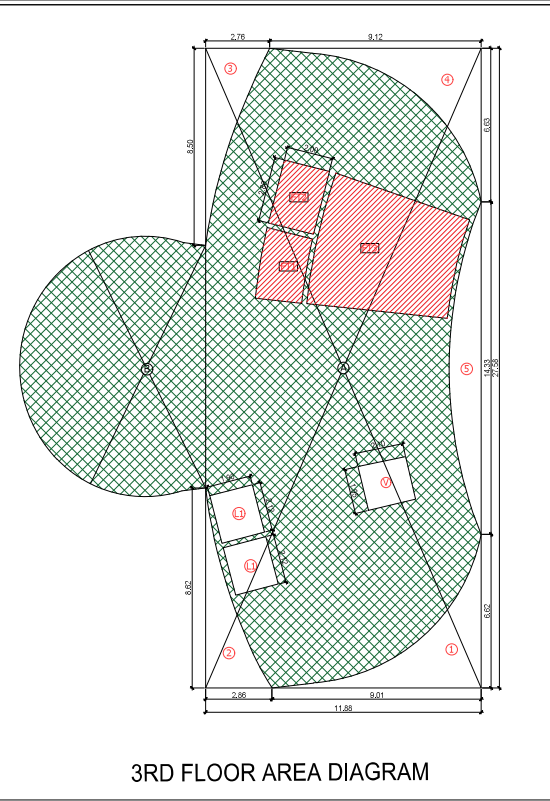
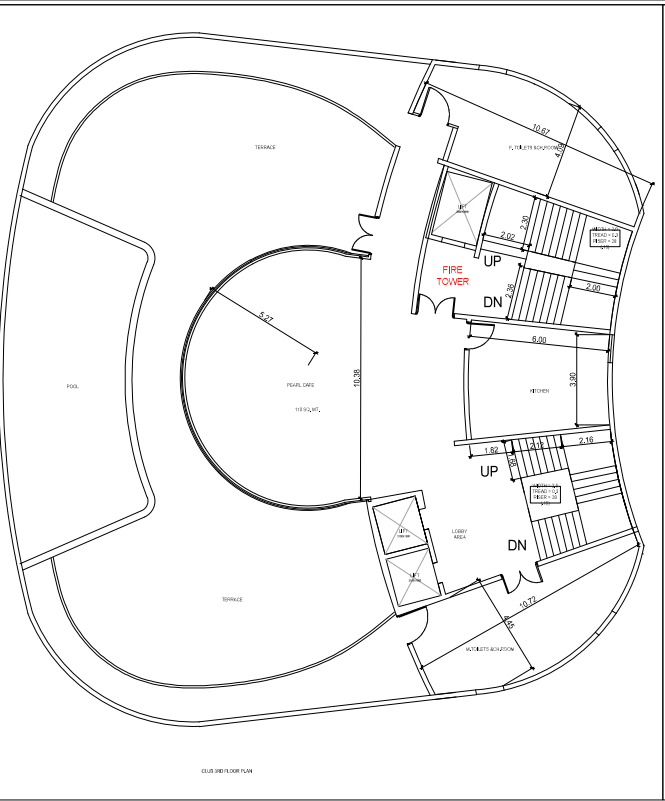
AUTH. SIGNATORY	ARCHITECT'S SIGNATURE
ANIL KUMAR PANDE Architect Signature	ANIL KUMAR PANDE CAZD/1906263

OWNER:  
 SRSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

DRAWING TITLE  
 CLUB 2ND FLOOR PLAN WITH AREA CALCULATION

SCALE 1:100	DWG. NO.
DATE: 31.07.2025	SC-04

Signature



**AREA STATEMENT OF COMMUNITY & SOCIAL CENTER (IN SQUARE METER)**

S. NO	FLOOR	NON FRP AREA	NET FLOOR FRP AREA (1-2)	TOTAL GROUND COVERAGE
1	BASEMENT 01	477.77	1	2
2	BASEMENT 02	286.21		
4	GRIFF FLOOR		421.88	
5	FIRST FLOOR		620.33	620.333
6	SECOND FLOOR		739.50	
7	THIRD FLOOR		288.46	
<b>8</b>	<b>TOTAL</b>	<b>776.98</b>	<b>2070.17</b>	<b>620.333</b>

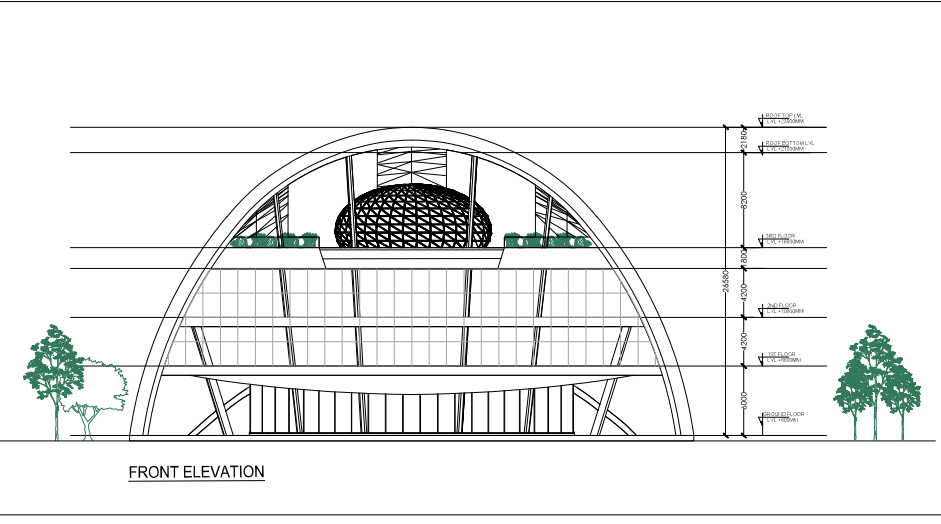
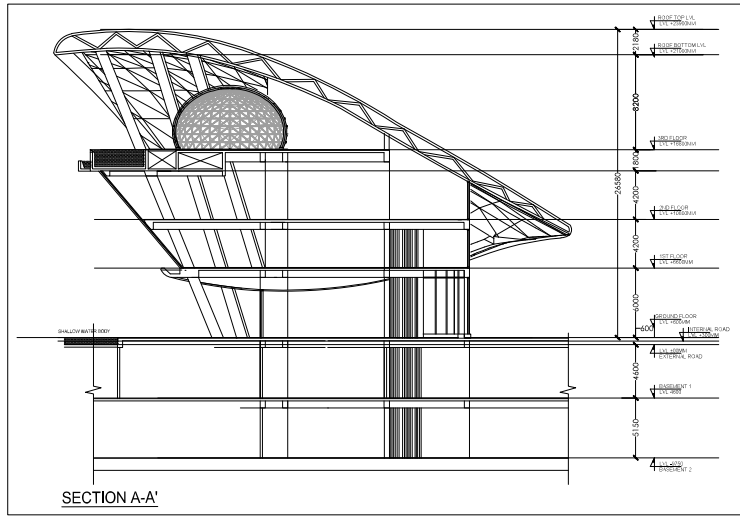
**AREA STATEMENT OF CLUB THIRD FLOOR ADDITION**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	11.880	27.580	1	327.65
2	B	POLYLINE		1	76.05
<b>TOTAL (A)</b>					<b>403.70</b>

**DEDUCTION**

S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	POLYLINE		1	14.16
2	2	POLYLINE		1	9.50
3	3	POLYLINE		1	9.46
4	4	POLYLINE		1	14.27
5	5	POLYLINE		1	13.21
10	V	2.100	1.950	1	4.10
11	L1	1.900	2.120	2	8.06
12	F-11	POLYLINE		1	5.95
13	FT2	2.000	2.800	1	5.60
14	FT3	POLYLINE		2	30.94
<b>TOTAL (B)</b>					<b>115.24</b>
<b>NET COVERED AREA= (A-B)</b>					<b>288.46</b>



FILE NO. GDA/BP/25-26/0555

**SUBMISSION DRAWING**

PROJECT: Proposed Group Housing 'OYSTER WALK' at Plot No 2C Oakwood Enclave Sector-1, Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT: **KGN ARCHITECTS**  
2nd FLOOR, AT PLAZA, PHASE NO. 107, OPPPOSITE ZANGA SCHOOL, SEWA NAGAR, INDIA  
MAIL: kgnarchitects@gmail.com MOBILE: 9898171185

AUTH. SIGNATORY	ARCHITECT'S SIGNATURE
<i>[Signature]</i>	<i>[Signature]</i>

OWNER: SRSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Huda, through its Auth. Signatory Mr. Shaikh Sayem

DRAWING TITLE: CLUB 3RD FLOOR PLAN WITH AREA CALCULATION ELEVATION & SECTION

SCALE: 1:100

DATE: 31.07.2025

DWG. NO.: SC-05

Signature