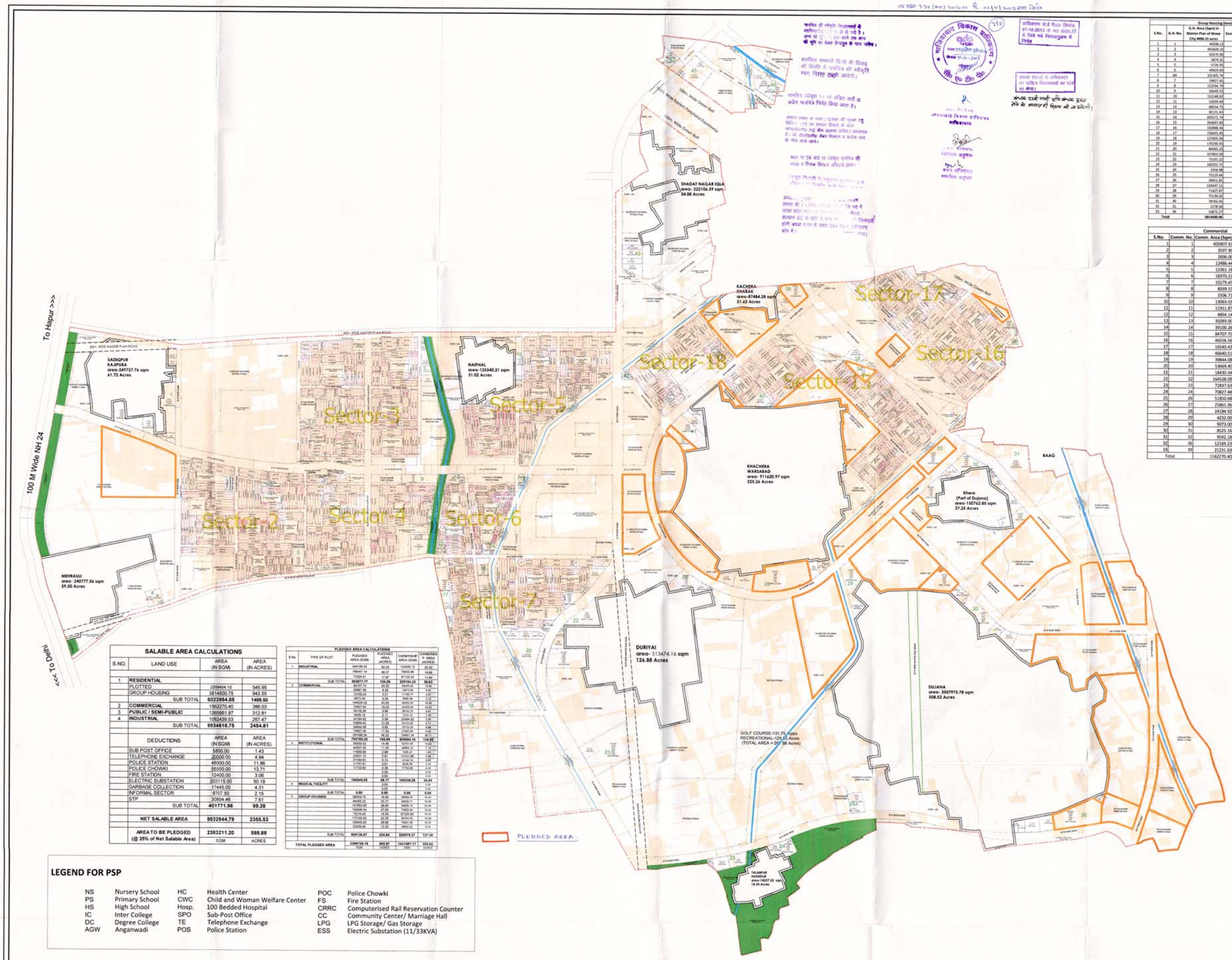

Group Housing Density				
S.No.	G.H. No.	G.H. Area (Sqm) in Master Plan of Wave City 4494.31 acres	Tentative basic density	Total units
1	1	46598.13	330	1538
2	2	491828.10	270	13280
3	3	63370.00	330	2092
4	4	5874.31	260	153
5	5	5726.93	260	149
6	6	49429.69	330	1632
7	6A	10.975.74	330	1344
8	7	19427.45	250	486
9	8	152034.79	310	4714
10	9	54549.53	330	1801
11	10	152148.82	330	5021
12	11	53939.49	330	1781
13	12	68504.75	330	2263
14	13	82131.63	330	2711
15	14	695573.74	200	13912
16	15	264897.60	200	5298
17	16	192848.94	200	3857
18	17	156455.40	200	3130
19	18	127605.06	200	2553
20	19	170190.43	200	3404
21	20	84065.23	300	2522
22	21	107853.58	330	3560
23	22	72101.22	250	1803
24	23	100255.71	250	2507
25	24	2356.98	250	59
26	25	75219.44	330	2483
27	26	28413.83	330	938
28	27	143447.13	330	4736
29	28	71407.87	330	2357
30	29	75139.02	330	2480
31	30	78762.85	330	2440
32	31	2278.56	330	75
33	32	16872.27	330	557
Total		3814500.00		99007

Village Area Details			
S.No.	Village	Area (sqm)	Area (acres)
1	Mehrauli	240777.56	59.50
2	Sadiqpur Kazipura	249757.76	61.72
3	Naiphal	125540.21	31.02
4	Inayatpur & Arifpur	196124.01	48.46
5	Sadat Nagar Iqla	222106.59	54.88
6	Kachera Kharak (Part of Kachera Warsabad)	87484.28	21.62
7	Kachera Warsabad	911620.97	225.26
8	Duriyai	513474.16	126.88
9	Dujana	2057975.78	508.52
10	Khera (Part of Dujana)	150762.85	37.25
11	Talabpur Hashipur	74237.52	18.34
	Total	4829851.68	1193.45

Master Plan Green Area Details					
S.No.	Description	Length (m)	Width (m)	Area (sqm)	Area (acres)
1	Master Plan Green Belt Type-I	1474.28	60	88456.80	21.86
2	Master Plan Green Belt Type-2	201.40	50	12087.20	2.99
3	Master Plan Green Belt Type-I	880.86	20	17617.80	4.35
4	Master Plan Green Belt Type-2	889.79	20	17795.80	4.40
5	Master Plan Green Belt Type-3	536.12	20	10722.40	2.65
6	Master Plan Green Belt Type-4	536.64	20	10730.80	2.65
7	Master Plan Green			285431	70.50
	Total			504842.40	111.80

Eastern Peripheral Expressway Area Details					
S.No.	Description	Length (m)	Width (m)	Area (sqm)	Area (acres)
1	Eastern Peripheral Exp. Green-1	2782.500	100	278250.00	68.77
2	Eastern Peripheral Exp.	2684.904	100	268490.40	66.34
3	Eastern Peripheral Exp. Green-2	2715.130	100	271513.00	68.45
	Total			821757.40	203.06

Green Area Details		
S.No.	Description	Area (acres)
	Total project area	4494.31
1	Master Plan Green	111.80
2	Master Plan Roads	118.00
3	Net Project Area	4264.41
4	Requirement of Green @ 15% as per Hi-Tech policy	639.66
5	Total requirement of Green (including Master Plan Green)	751.50

Site Area Analysis		
Total Site Area		5966.41
Deductions		
a	Abadi	1193.45
b	Talab	5.66
c	Nala	5.859
d	Nahar	61.16
e	Mazar & Cremation	2.589
f	Eastern Peripheral Expressway with green belt	203.06
Total Deductions		1472.10
Net Planning Area		4494.31

Commercial			
S.No.	Comm. No.	Comm. Area (Sqm)	Description
1	1	605807.63	Zonal Shopping Center
2	2	3597.90	Sector Shopping
3	3	2696.00	Sector Shopping
4	4	12486.44	Sector Shopping
5	5	12361.18	Zonal Shopping Center
6	6	18370.21	Zonal Shopping Center
7	7	10179.45	Sector Shopping
8	8	8939.55	Sector Shopping
9	9	2506.71	Sector Shopping
10	10	13063.03	Zonal Shopping Center
11	11	11911.87	Zonal Shopping Center
12	12	4854.14	Sector Shopping
13	13	35093.00	City center
14	14	39100.26	City center
15	15	84707.75	City center
16	16	46556.56	Zonal Shopping Center
17	17	16540.43	Zonal Shopping Center
18	18	46640.51	Zonal Shopping Center
19	19	39844.08	Zonal Shopping Center
20	20	53669.40	Zonal Shopping Center
21	21	18430.34	City center
22	22	164528.09	City center
23	23	72837.63	City center
24	24	70827.48	City center
25	26	51850.68	Zonal Shopping Center
26	27	25861.96	Zonal Shopping Center
27	28	24184.92	Zonal Shopping Center
28	29	4232.00	Sector Shopping
29	30	9073.00	Sector Shopping
30	31	8525.16	Sector Shopping
31	32	9592.18	Zonal Shopping Center
32	36	12169.23	Sector Shopping
33	39	21231.63	Zonal Shopping Center
Total		1562270.40	

Landuse Analysis					
Description	4494.31 Acres	%	4004.25 Acres	%	
Plotted	552.56		545.95		
Group Housing Including EWS/LIG	1113.97		942.55		
EWS/LIG for plotted	13.37		13.37		
Sub Total	1681.89	37.42	1501.87	37.51	
Public / Semi Public	418.69	9.32	312.81	7.81	
Commercial/Office	424.94	9.46	386.03	9.64	
Industrial	269.66	6.00	267.47	6.68	
Recreational	134.83	3.00	134.83	3.37	
Green / Open Space Including Master Plan Green	751.56	16.72	691.10	17.26	
Transport	14.88		14.88		
Road / Including Master Plan Road	797.86		695.26		
Total Road	812.74	18.08	710.14	17.73	
Total	4494.31	100.00	4004.25	100.00	

Population Calculation				
Plot Size	Area in Sqm.	Units	No. of Plots	Population
7.5x15	112.5	2	1016	10160
9x18	162	2	1336	13360
9x19	171	2	13	130
10x20	200	2	4299	42990
12x20	240	3	525	7875
12x23	276	3	423	6345
12x24	288	3	332	4980
12x25	300	3	13	195
13x26	338	4	743	14860
14.5x28	406	4	432	8640
15x25	375	4	48	960
15x30	450	4	136	2720
16.5x40	660	5	8	200
20x40	800	6	110	3300
Sub Total			9434	116715
Group Housing Area (Hec) 451.63	270 Units/Ha		121939	609695
Total			131373	726410
Total Planning Area (Hec)				1818.82
Density (PPH)				399

Calculation For EWS / LIG	
For Plotted area	
Total Units	9434
No. of EWS units required	943
No. of LIG units required	943
For GH Plot No. 10	
Total Area (Sqm)	152146.82
Total Unit @ 330 units/Hec	5021
No. of EWS units required	502
No. of LIG units required	502
Total no. of EWS units required	1445
Total no. of LIG units required	1445
Permissible Density for EWS (Units/Hec)	650
Permissible Density for LIG (Units/Hec)	500
Plot area required for EWS units (Acres)	5.49
Plot area required for LIG units (Acres)	7.14
Total plot area required for EWS & LIG (Acres)	12.63
Total plot area provided (Acres)	13.37
For Group Housing	
Total Units in Group Housing	121939
Total no. of EWS units required	12194
Total no. of LIG units required	12194
Note:- EWS/LIG units required for total units in the Group Housing shall be provided within Group Housing plots (except for plot no. 10 for which provision for EWS & LIG has been made at other location as mentioned above)	
Population Calculation for EWS/LIG	
Total EWS Units for Plotted	943
Total EWS Units for Group Housing	12194
Total LIG Units for Plotted	943
Total LIG Units for Group Housing	12194
Total no. of EWS & LIG units	26274
Total Population for EWS & LIG	131370

SALABLE AREA CALCULATIONS			
S.NO.	LAND USE	AREA (IN SQM)	AREA (IN ACRES)
1	**RESIDENTIAL**		
	PLOTTED	2209454.10	545.95
	GROUP HOUSING	3814500.75	942.55
	SUB TOTAL	**6023954.85**	**1488.50**
2	**COMMERCIAL**	1562270.40	386.03
3	**PUBLIC / SEMI-PUBLIC**	1265951.97	312.81
4	**INDUSTRIAL**	1082439.53	267.47
	SUB TOTAL	**9934616.75**	**2454.81**
	DEDUCTIONS	AREA (IN SQM)	AREA (IN ACRES)
	SUB POST OFFICE	5800.00	1.43
	TELEPHONE EXCHANGE	20000.00	4.94
	POLICE STATION	48000.00	11.86
	POLICE CHOWKI	55500.00	13.71
	FIRE STATION	12400.00	3.06
	ELECTRIC SUBSTATION	203115.00	50.19
	GARBAGE COLLECTION	17445.00	4.31
	INFORMAL SECTOR	8707.50	2.15
	STP	30804.46	7.61
	SUB TOTAL	**401771.96**	**99.28**
	NET SALABLE AREA	**9532844.79**	**2355.53**
	AREA TO BE PLEDGED (@ 25% of Net Salable Area)	**2383211.20** SQM	**588.88** ACRES

PLEDGED AREA CALCULATIONS					
S.No.	TYPE OF PLOT	PLEDGED AREA (SQM)	PLEDGED AREA (ACRES)	OWNERSHIP AREA (SQM)	OWNERSHIP AREA (ACRES)
1	**INDUSTRIAL**	244108.32	60.33	102406.12	25.30
		189447.14	46.81	73800.88	18.24
		72324.31	17.87	47122.82	11.64
	SUB TOTAL	**505877.77**	**124.99**	**223164.22**	**55.18**
2	**COMMERCIAL**	84707.75	20.93	84707.46	15.64
		25861.96	6.39	19475.94	4.81
		12169.23	3.01	11160.77	2.81
		9073.00	2.24	8981.98	2.22
		164528.09	40.65	66210.32	16.36
		72837.63	18.00	42009.09	10.43
		38105.26	9.58	38105.23	9.41
		8525.16	2.11	7215.10	1.78
		24184.92	5.98	23484.92	5.80
		53669.40	13.26	23123.95	5.71
		39844.08	9.85	19123.00	4.72
		70827.48	17.50	27600.00	6.82
		181408.24	44.82	136601.34	33.75
	SUB TOTAL	**792793.20**	**195.88**	**509665.10**	**124.86**
3	**INSTITUTIONAL**	58500.42	14.46	52701.04	13.02
		44507.03	11.00	28892.12	7.14
		11600.00	2.86	7420.21	1.83
		23501.10	5.81	13121.88	3.25
		27280.60	6.74	12144.74	3.00
		11757.81	2.91	8535.78	2.11
		17732.60	4.38	17732.60	4.38
			0.00		0.00
			0.00		0.00
	SUB TOTAL	**194380.56**	**48.17**	**140548.38**	**34.83**
4	**MEDICAL FACILITY**		0.00		0.00
			0.00		0.00
	SUB TOTAL	**0.00**	**0.00**	**0.00**	**0.00**
5	**GROUP HOUSING**	68604.75	16.94	68604.50	16.43
		84065.23	20.77	86030.71	16.86
		107853.58	26.60	83845.10	20.46
		192848.94	47.65	74693.44	18.22
		75219.44	18.58	67335.60	16.43
		170190.43	42.05	80741.00	19.34
		156455.40	38.66	78601.04	19.30
		53939.49	13.32	39832.22	9.74
	SUB TOTAL	**909126.27**	**224.64**	**559979.37**	**137.38**
TOTAL PLEDGED AREA		**2397330.19** SQM	**592.67** ACRES	**1433357.11** SQM	**353.62** ACRES

LEGEND FOR PSP

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

Project Name:

WAVE City

Developer Company:

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Plot No -757, Village Dasna, Kazipura More, NH-24 Ghaziabad

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

SCALE	DATE
1:8000	

N

OWNER'S SIGN

ARCHITECT'S/ TOWN PLANNER'S SIGN

REKHA TRIVEDI DEYWANI
Town and Country Planner

DEVELOPMENT AGREEMENT