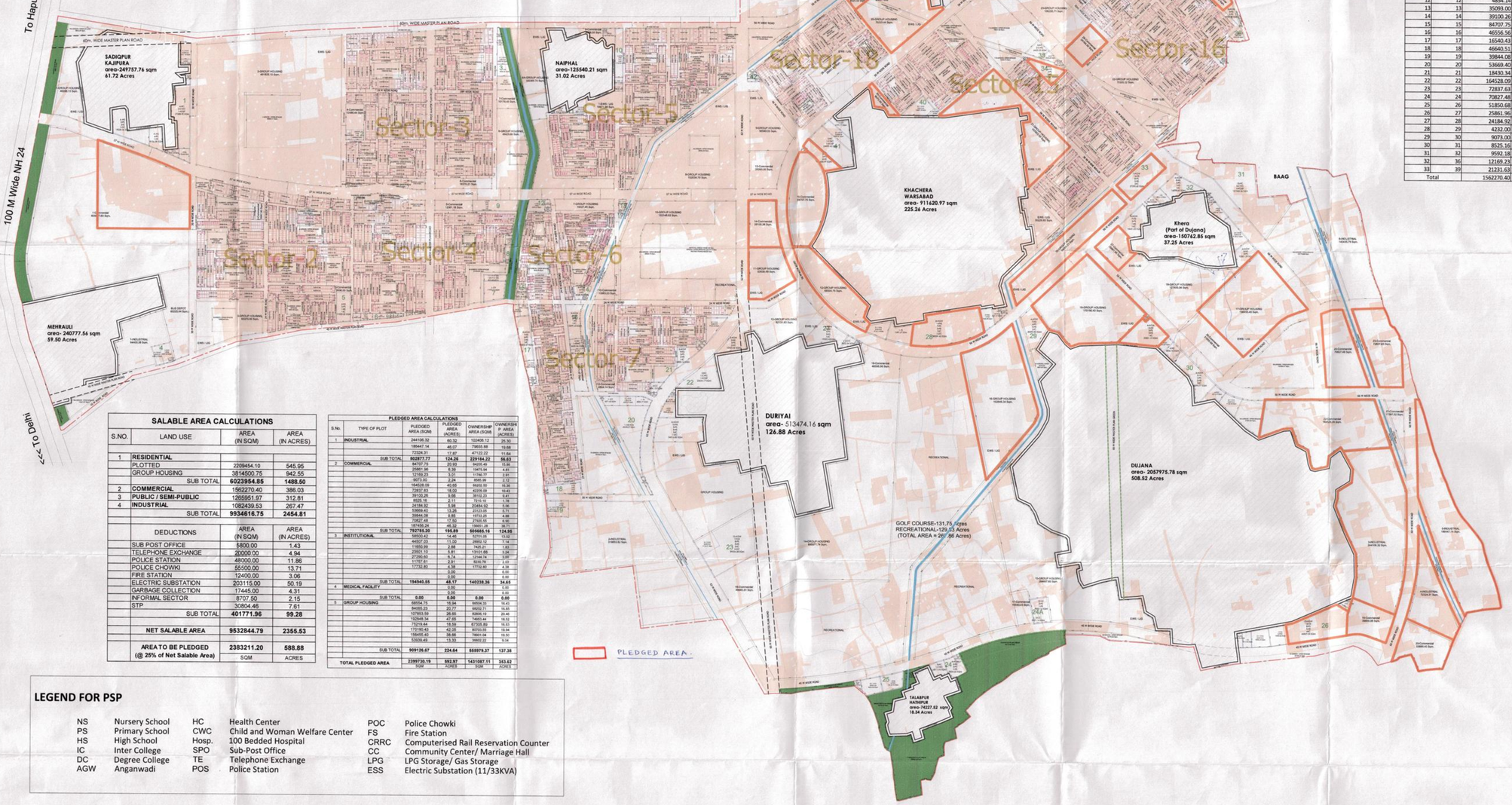

Group Housing Density					
S.No.	G.H. No.	G.H. Area (Sqm) in Master Plan of Wave City 4494.31 acres	Tentative basic density	Total units
1	1	46598.13	330	1538
2	2	491828.10	270	13280
3	3	63370.90	330	2092
4	4	5874.31	260	153
5	5	5726.93	260	149
6	6	49429.68	330	1632
7	6A	101305.74	330	3344
8	7	19427.45	250	486
9	8	152034.79	310	4714
10	9	56549.53	330	1867
11	10	152148.82	330	5021
12	11	53939.49	330	1781
13	12	68554.75	330	2263
14	13	82131.63	330	2711
15	14	69573.74	200	1391
16	15	264697.60	200	5294
17	16	192848.34	200	3857
18	17	156455.40	200	3130
19	18	127605.04	200	2553
20	19	170196.43	200	3404
21	20	84065.23	300	2522
22	21	101853.58	330	3360
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	28451.81	330	939
28	27	143447.11	330	4734
29	28	71407.87	330	2357
30	29	75139.02	330	2480
31	30	78762.45	310	2442
32	31	2278.56	320	73
33	34	16872.27	330	557
Total		3814500.06		99697

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	

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	Kheda (Part of Dujana)	150742.85	37.25
11	Talabpur Hathipur	74227.52	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 Form-1	1474.28	60	88456.80	21.86
2	Master Plan Green Belt Form-2	201.45	60	12087.00	2.99
3	Master Plan Green Belt Drain-1	885.89	20	17717.80	4.38
4	Master Plan Green Belt Drain-2	889.79	20	17795.80	4.40
5	Master Plan Green Belt Drain-3	536.12	20	10722.40	2.65
6	Master Plan Green Belt Drain-4	536.64	20	10732.80	2.65
7	Master Plan Green			295431	73.00
	Total			88456.80	111.90

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	2770.150	100	277015.00	68.45
	Total			821797.40	203.06

Green Area Details		
S.No.	Description	Area (acres)
	Total project area	4494.31
1	Master Plan Green	111.90
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)	751.56

Site Area Analysis	
Total Site Area	5966.41
Deductions	
a Abadi	1193.45
b Talab	5.98
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**

Landuse Analysis					
Description	4494.31 Acres	%	4004.25 Acres	%	
Plotted	552.56		545.95		
Group Housing Including EWS/LIG	1115.97		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	9.45	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	49	980
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)	152148.82
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**

Sl. No.	Permit Facilities	Public / Semi-Public Facilities Threshold Population	Min. Area required per Unit	Required Area in Acres (4004.25 Acres)	Required Area in Sqm	Site Provide d in 4494.31 Acres	Site Provided in Legend of 4004.25 Acres
1 Educational							
	Anganwadi	5,000	250	145	36,250	145	122
	Primary School	5,000	500	290	145,000	116	103
	Primary School	5,000	1,000	145	145,000	136	123
	Secondary / High School	7,500	1,500	96	144,000	115	40
	Inter College	15,000	4,000	27	108,000	7	7
	Degree College / PG College	100,000	8,000	5	40,000	12	5
2 Medical Facility							
	Hospital	15,000	800	48	38,400	80	52
	100 Bed Nursing Hospital	45,000	2,000	19	38,000	50	16
	250 Beds Hospital	100,000	20,000	2	140,000	7	1
3 Communication Facility							
	Post Post Office	15,000	100	72	7,200	72	48
	Telephone Exchange	100,000	4,000	7	28,000	12	6
4 Public Utilities							
	Substation facility	20,000	4,000	14	56,000	14	12
	Police Chowki with Inspectional facility	15,000	1,000	48	72,000	48	27
	Fire Station	400,000	12,000	1	12,000	1	1
	Computerized Railway Reservation Counter	5,000	30	145	7,250	**	**
5 Electric Substation							
	11 KVA	15,000	700	48	34,000	48	42
	33 KVA	15,000	4,047	18	108,126	18	18
	132/33 KVA						1
	220 KVA	300000	40,470	1	40,470	1	1
6 Community Facilities							
	Marriage Hall/ Community Center	25,000	1,200	29	43,500	58	27
	CRC/ Civic Centre	30,000	2,000	14	28,000	14	12
7 Other Facilities							
	Marriage Gardens Center	500	15	1,422	21,780	1422	1165
	Dhara / Kirana Dukan	500	5	1,422	7,260	1422	1165
	LPG Gas Retailer	15,000	45	38	1,688	**	**
	Crematorium						
8 Sports Facilities							
	Sports Complex	100,000	80,000	2	160,000		
	Neighbourhood Sports Center	15,000	15,000	48	720,000	**	**
	Residential Sports Center	5,000	10,000	110	1,100,000		
9 Recharging Pools							
	Recharging Pools	@ 5% of 4494.31			213.22 Acres		

Note: * ATM cum extension counter and Computerized Railway Reservation Counter shall be provided at Retail/Commercial areas.
All Sports Facilities and Recharging Pools shall be provided in Green and Open Spaces

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	60.32	102406.12	25.30
		186447.74	46.07	79855.88	19.68
		72324.31	17.87	47123.22	11.64
	SUB TOTAL	**502877.37**	**124.26**	**229385.22**	**56.63**
2	**COMMERCIAL**	84707.75	21.93	54074.44	13.98
		25861.96	6.69	18605.08	4.81
		12169.23	3.21	11766.77	2.97
		8673.00	2.24	8586.30	2.21
		164528.09	40.65	86052.50	18.58
		72837.63	18.00	48769.30	10.43
		39100.26	9.66	6010.20	1.49
		8525.16	2.11	7016.10	1.78
		24184.92	5.98	20484.92	5.06
		53669.40	13.26	23125.05	5.71
		39844.08	9.85	19735.25	4.88
		70827.48	17.50	27605.95	6.82
		187488.24	46.32	156611.35	38.71
	SUB TOTAL	**757765.20**	**196.89**	**505665.16**	**124.92**
3	**INSTITUTIONAL**	58500.42	14.46	52701.05	13.02
		44607.03	11.02	28902.12	7.14
		11650.59	2.88	7425.21	1.83
		23601.10	5.81	13101.88	3.24
		27290.60	6.74	12144.74	3.00
		11757.61	2.91	8246.78	2.03
		17732.80	4.38	17732.80	4.38
			0.00		0.00
			0.00		0.00
	SUB TOTAL	**194940.55**	**48.17**	**140336.38**	**34.65**
4	**MEDICAL FACILITY**		0.00		0.00
			0.00		0.00
	SUB TOTAL	**0.00**	**0.00**	**0.00**	**0.00**
5	**GROUP HOUSING**	68554.75	16.94	68554.33	16.43
		84065.23	20.77	68202.71	16.65
		107853.58	26.65	83806.19	20.46
		192848.34	47.65	74903.44	18.12
		75219.44	18.59	67705.89	16.53
		170190.43	42.05	80703.55	19.94
		156455.40	38.66	78001.04	19.10
		53939.49	13.33	39802.22	9.74
	SUB TOTAL	**909126.67**	**224.64**	**565979.37**	**137.38**
TOTAL PLEDGED AREA		**2399730.19** SQM	**592.97** ACRES	**1441087.11** 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