

1G
1-PSP
1247.91 SQM

TOTAL SALEABLE AREA TOWER A,B,C,D,E & F
TOTAL AREA = 861.88 SQM
MORTGAGE AREA 20% OF SALEABLE AREA
TOTAL AREA = 288.57 SQM
PROPOSED MORTGAGE AREA TOWER E = 172.22 SQM
PROPOSED MORTGAGE AREA = 20.91

GH-2A



| AREA STATEMENT OF GULSHAN EMPIRE ESTATE LLP | | | |
|---|---------------|-----------|---------|
| TOTAL PLOT AREA | | 22504.57 | SQMT. |
| PERMISSIBLE FAR @2.5 OF PLOT AREA (A) | | 56261.4 | SQMT. |
| PROPOSED F.A.R. (B) | | 82428.049 | SQMT. |
| PROPOSED ADDITIONAL GREEN F.A.R.@5% (A+D)X5% (C) | | 3925.15 | SQMT. |
| TOWER E (G+3) | | 585.641 | 2242.40 |
| TOWER F (G+3) | | 585.641 | 2242.71 |
| PROPOSED PURCHASABLE F.A.R.(B-A-C) | (D) | 22241.50 | SQMT. |
| SERVICES AREA | E = (A+D)X 5% | 3925.146 | SQMT. |
| Permissible GROUND COVERAGE Area@40% of PLOT AREA | | 9001.828 | SQMT. |
| Parking Requirement | | 812.7 | ECS |
| PROPOSED GROUND COVERAGE OF PLOT AREA | | 4582.489 | SQMT. |
| PROPOSED SERVICES | | 3760.128 | SQMT. |
| PROPOSED F.A.R. | | 82428.049 | SQMT. |
| PROPOSED PARKING | | 877 | ECS |
| PROPOSED GREEN | | 4913.5732 | SQMT. |
| PROPOSED TREE | | 113 | |

| F.A.R. AND BUILTUP AREA | | | | | |
|-------------------------|-----------|-------------|---------------------------|------------------------|--------------------|
| | F.A.R. | 5% SERVICES | STILT AND FIRE STAIR CASE | NON-F.A.R.AREA BALCONY | TOTAL BUILTUP AREA |
| BASEMENT 01 | | | 16737.457 | | 16737.457 |
| BASEMENT 02 | | | 16737.457 | | 16737.457 |
| TOWER A & B (G+31) | 23461.120 | 891.944 | 1058.449 | 4191.415 | 29602.928 |
| TOWER C & D (G+31) | 23461.120 | 891.944 | 1058.449 | 4191.415 | 29602.928 |
| TOWER E (G+3) | 16358.000 | 988.120 | | 4495.419 | 22427.180 |
| TOWER F (G+3) | 16358.000 | 988.120 | | 4495.419 | 22427.180 |
| CLUB | 2789.809 | | 56.772 | | 2846.581 |
| GUARD & METER ROOM | | | 24.000 | | 24.000 |
| TOTAL AREA SQMT. | 82428.049 | 3760.128 | 36843.865 | 17373.666 | 140405.709 |

| GROUND COVERAGE | | | | | |
|--------------------|----------|-------------|------------|------------|------------|
| | F.A.R. | 5% SERVICES | NON-F.A.R. | FIRE STAIR | TOTAL AREA |
| TOWER A & B (G+31) | 493.865 | 46.631 | 286.769 | 24.115 | 851.380 |
| TOWER C & D (G+31) | 493.865 | 46.631 | 286.769 | 24.115 | 851.380 |
| TOWER E (G+3) | 430.840 | 23.670 | 110.441 | 14.850 | 579.801 |
| TOWER F (G+3) | 430.840 | 23.670 | 110.441 | 14.850 | 579.801 |
| CLUB | 1696.127 | | | | 1696.127 |
| GUARD & METER ROOM | | | 24.000 | | 24.000 |
| TOTAL AREA SQMT. | 3545.537 | 140.601 | 818.420 | 77.930 | 4582.489 |

| TOTAL UNITS | | |
|--|--------------|-------|
| TOWER A & B (G+31) | NO. OF FLOOR | TOTAL |
| GROUND FLOOR | 2 | 2 |
| FIRST FLOOR | 2 | 2 |
| TYPICAL FLOOR (2ND TO 31TH FLOOR) | 4 | 120 |
| TOWER C & D (G+31) <td></td> <td></td> | | |
| GROUND FLOOR | 2 | 2 |
| FIRST FLOOR | 2 | 2 |
| TYPICAL FLOOR (2ND TO 31TH FLOOR) | 4 | 120 |
| TOWER E (G+3) <td></td> <td></td> | | |
| GROUND FLOOR | 3 | 3 |
| FIRST FLOOR | 3 | 3 |
| TYPICAL FLOOR (2ND TO 31TH FLOOR) | 4 | 120 |
| TOWER F (G+3) <td></td> <td></td> | | |
| GROUND FLOOR | 3 | 3 |
| FIRST FLOOR | 3 | 3 |
| TYPICAL FLOOR (2ND TO 31TH FLOOR) | 4 | 120 |
| TOTAL UNITS | | 500 |

TOTAL PARKING PROPOSED ON LAYOUT
FIRST BASEMENT PARKING = 410 NO.
SECOND BASEMENT PARKING = 404 NO.
OPEN PARKING = 63 NO.
TOTAL PARKING = 877 NO.

| OPEN PARKING | | | | |
|--------------|-------|------|---------|-------------|
| LNTH | WIDTH | AREA | NO. | TOTAL SQMT. |
| P1 | 14.96 | 5 | 74.800 | 74.800 |
| P2 | 48 | 1 | 150.000 | 150.000 |
| P3 | 12.7 | 5 | 63.5 | 63.5 |
| P4 | 32.6 | 5 | 163 | 163 |
| P5 | 30.2 | 5 | 151 | 151 |
| P6 | 10.2 | 5 | 51 | 51 |
| P7 | 2.8 | 5 | 14 | 14 |
| P8 | 22.7 | 5 | 113.5 | 113.5 |
| TOTAL (A) | | | 804.800 | |

| GREEN AREA | | | | |
|------------|---------|--------|----------|-------------|
| LNTH | WIDTH | AREA | NO. | TOTAL SQMT. |
| G1 | 21.35 | 22.58 | 0.1 | 218.784 |
| G2 | 18.665 | 6.11 | 0.1 | 102.495 |
| G3 | 18.055 | 17.41 | 0.5 | 156.821 |
| G4 | 20.955 | 20.955 | 1 | 438.274 |
| G5 | ASYPINE | | 1 | 131.000 |
| G6 | 26.27 | 17.575 | 1 | 460.217 |
| G7 | ASYPINE | | 1 | 490.000 |
| G8 | 27.855 | 10.50 | 1 | 304.177 |
| G9 | ASYPINE | | 1 | 308.000 |
| G10 | ASYPINE | | 1 | 305.000 |
| G11 | 24.27 | 12.765 | 1 | 309.807 |
| G12 | ASYPINE | | 1 | 201.000 |
| G13 | ASYPINE | | 1 | 190.000 |
| TOTAL (A) | | | 4913.573 | |

| TOWER A & B | | | | | | |
|-------------|--------------------|--------------------|-------------------|-------------------|-------------------|--------------------|
| S.NO. | ATTRIBUTES | F.A.R. AREA | 5% SERVICES AREA | STILT FLOOR | FIRE STAIR CASE | TOTAL BUILTUP AREA |
| 1 | GROUND FLOOR/STILT | 493.865 | 46.631 | 286.769 | 24.115 | 851.380 |
| 2 | 1ST FLOOR | 493.865 | 46.631 | 286.769 | 24.115 | 851.380 |
| 3 | 2ND FLOOR | 290.400 | 23.002 | | | 794.807 |
| 4 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 5 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 6 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 7 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 8 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 9 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 10 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| TOTAL | | 23461.120 | 891.944 | 286.769 | 771.680 | 25411.513 |

| TOWER C & D | | | | | | |
|-------------|--------------------|--------------------|-------------------|-------------------|-------------------|--------------------|
| S.NO. | ATTRIBUTES | F.A.R. AREA | 5% SERVICES AREA | STILT FLOOR | FIRE STAIR CASE | TOTAL BUILTUP AREA |
| 1 | GROUND FLOOR/STILT | 493.865 | 46.631 | 286.769 | 24.115 | 851.380 |
| 2 | 1ST FLOOR | 493.865 | 46.631 | 286.769 | 24.115 | 851.380 |
| 3 | 2ND FLOOR | 290.400 | 23.002 | | | 794.807 |
| 4 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 5 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 6 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 7 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 8 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 9 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| 10 | 3RD TO 31TH FLOOR | 746.880(31-1)X14.2 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 21.020(31-1)X1.18 | 1100.395 |
| TOTAL | | 23461.120 | 891.944 | 286.769 | 771.680 | 25411.513 |

| TOWER E | | | | | | |
|---------|--------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| S.NO. | ATTRIBUTES | F.A.R. AREA | 5% SERVICES AREA | STILT FLOOR | FIRE STAIR CASE | TOTAL BUILTUP AREA |
| 1 | GROUND FLOOR/STILT | 493.865 | 46.631 | 286.769 | 24.115 | 851.380 |
| 2 | 1ST FLOOR | 493.865 | 46.631 | 286.769 | 24.115 | 851.380 |
| 3 | 2ND TO 31TH FLOOR | 117.089(31-1)X7.3 | 26.448(31-1)X1.34 | 14.800(31-1)X1.34 | 14.800(31-1)X1.34 | 897.286 |
| 4 | 2ND TO 31TH FLOOR | 117.089(31-1)X7.3 | 26.448(31-1)X1.34 | 14.800(31-1)X1.34 | 14.800(31-1)X1.34 | 897.286 |
| 5 | 2ND TO 31TH FLOOR | 117.089(31-1)X7.3 | 26.448(31-1)X1.34 | 14.800(31-1)X1.34 | 14.800(31-1)X1.34 | 897.286 |
| 6 | 2ND TO 31TH FLOOR | 117.089(31-1)X7.3 | 26.448(31-1)X1.34 | 14.800(31-1)X1.34 | 14.800(31-1)X1.34 | 897.286 |
| 7 | 2ND TO 31TH FLOOR | 117.089(31-1)X7.3 | 26.448(31-1)X1.34 | 14.800(31-1)X1.34 | 14.800(31-1)X1.34 | 897.286 |
| 8 | 2ND TO 31TH FLOOR | 117.089(31-1)X7.3 | 26.448(31-1)X1.34 | 14.800(31-1)X1.34 | 14.800(31-1)X1.34 | 897.286 |
| 9 | 2ND TO 31TH FLOOR | 117.089(31-1)X7.3 | 26.448(31-1)X1.34 | 14.800(31-1)X1.34 | 14.800(31-1)X1.34 | 897.286 |
| 10 | 2ND TO 31TH FLOOR | 117.089(31-1)X7.3 | 26.448(31-1)X1.34 | 14.800(31-1)X1.34 | 14.800(31-1)X1.34 | 897.286 |
| TOTAL | | 16358.000 | 988.120 | 110.441 | 475.200 | 17931.761 |

| TOWER F | | | | | | |
|---------|--------------|-------------|------------------|-------------|-----------------|--------------------|
| S.NO. | ATTRIBUTES | F.A.R. AREA | 5% SERVICES AREA | STILT FLOOR | FIRE STAIR CASE | TOTAL BUILTUP AREA |
| 1 | BASEMENT | 1093.682 | 0.000 | 0.000 | 0.000 | 3093.682 |
| 2 | GROUND FLOOR | 1092.360 | 0.000 | 0.000 | 28.386 | 3092.746 |
| 3 | 1ST FLOOR | 673.762 | 0.000 | 0.000 | 28.386 | 702.148 |
| TOTAL | | 2789.809 | 0.000 | 0.000 | 56.772 | 2846.581 |

| PARKING IN 1ST BASEMENT | | | |
|-------------------------------------|-------------|-----|-------------|
| NO. | AREA | NO. | TOTAL SQMT. |
| 1 | 3452.652/32 | | 3452.652 |
| 2 | 453.83 | | 453.83 |
| TOTAL 1ST BASEMENT AREA FOR PARKING | | | 3906.482 |
| ONE ECS/32 SQMT. | | | |
| 14788.810/32 | | | |
| 461.150 ECS | | | |

| PARKING IN 2ND BASEMENT | | | |
|-------------------------------------|-------------|-----|-------------|
| NO. | AREA | NO. | TOTAL SQMT. |
| 1 | 3452.652/32 | | 3452.652 |
| 2 | 453.83 | | 453.83 |
| TOTAL 2ND BASEMENT AREA FOR PARKING | | | 3906.482 |
| ONE ECS/32 SQMT. | | | |
| 14788.810/32 | | | |
| 461.150 ECS | | | |

| OPEN PARKING | | | |
|----------------------------------|------------|-----|-------------|
| NO. | AREA | NO. | TOTAL SQMT. |
| 1 | 804.800/23 | | 804.800 |
| 2 | 34.99 | | 34.99 |
| TOTAL OPEN AREA FOR PARKING | | | 839.79 |
| ONE ECS/23 SQMT. | | | |
| 453.83462/15034.900 = 950.97 ECS | | | |

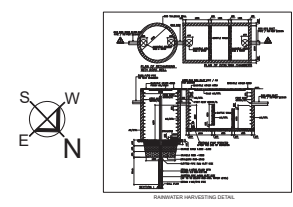
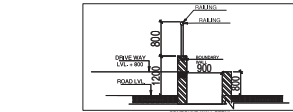
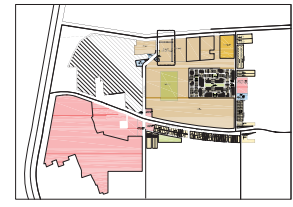
| PARKING REQUIREMENT | | | | |
|---|------------|--------------------|-------|-----------|
| TOWER | UNITS AREA | TOTAL NO. OF UNITS | CAR | TOTAL CAR |
| TOWER A & B (G+31) | 162.648 | 124 | 1.5 | 186 |
| TOWER C & D (G+31) | 162.648 | 124 | 1.5 | 186 |
| TOWER E (G+3) | 118.648 | 126 | 1.25 | 157.5 |
| TOWER F (G+3) | 118.648 | 126 | 1.25 | 157.5 |
| TOTAL 10% VISITORS PARKING OF 687 ECS | | | | 687 |
| CLUB PARKING 2 PARKING /100 SQMT.(2846.581/100)X2 | | | 56.93 | 57 |
| TOTAL (687+57) | | | | 812.7 |

PROPOSED VISITORS PARKING OF 69 ECS
PROPOSED CLUB PARKING OF 57 ECS

FILE No: GDA/BP/25-26/0620

GENERAL NOTES

- ALL DIMENSION AND LVLS ARE IN MM UNLESS NOTED OTHER WISE (I.N.O.)
- DO NOT SCALE ANY DRG. FOLLOW WRITTEN DIMENSION ONLY. FOR ANY DISCREPANCY WITH RESPECT TO SITE PLEASE INFORM PROJECT MGR. FOR SEEKING CLARIFICATIONS FROM THE ARCHITECTS.



| | | | |
|----------|-------|----------|-----------|
| SCALE | 1:250 | DATE | |
| DRAWN BY | | DRG. NO. | SUB-A-001 |

PROJECT

PROPOSED GROUP HOUSING PLOT NO. GH-2B SECTOR-1 WAVE CITY GHAZIABAD (GULSHAN EMPIRE)
OWNER NAME - M/S GULSHAN EMPIRE ESTATE LLP.

OWNER

M/S GULSHAN EMPIRE ESTATE LLP.

DRAWING TITLE

SITE PLAN

STRUCTURE SIGN.

V. D. Sharma
Digitally signed by V. D. Sharma
Date: 2025.12.29 12:35:43 +05'30'

OWNER SIGN.

ARCHITECTS SIGN.
Abhishek Saxena
Digitally signed by Abhishek Saxena
Date: 2025.12.29 11:38:23 +

LEGAL NEXUS

Advocates & Solicitors
Delhi High Court

Office Add:-Plot No-828,Sector-5,Vaishali, Ghaziabad -201019.
Mo.No-9868332215; 9891149756; e.mail-legal.nexus.delhi@gmail.com

TO WHOMSOEVER IT MAY CONCERN

I, the undersigned, a practicing advocate having experience of more than ten (10) years, hereby certify, based on the records and information provided to me, as follows :

1. The Promoter i.e. Gulshan Empire Estate LLP is the owner and in possession of Residential Group Housing Plot bearing No. GH-2B, having total area admeasuring 22,504.5 sq.mtr. situated at Okawood Enclave, Sector-1, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh (herein afterwards referred to as "Said Property") and the same is bounded by :

| | | |
|-------|---|--|
| East | - | Other Plot |
| West | - | 30 Meter Connecting Road |
| North | - | 30-Meter-Wide Road (Part of the 60 M Master Plan Road) |
| South | - | Green Belt |

2. That the Said Property forms part of a larger parcel of land which has been duly acquired and is being developed under the Hi-Tech Township Policy of Government of Uttar Pradesh and forms part of land consolidated for the purpose of planned mixed land use development. The Said Property has been assigned a specific Sector/Plot Number in accordance with the layout plan duly approved by the Ghaziabad Development Authority. As on the date of this Report, the Said Property is identifiable by its Sector/Plot Number. Presently there is no demarcation of Said Property in the form of Kharas and Katauni.

This certificate is issued at the request of M/s. Gulshan Empire Estate LLP for submitting it before UP-RERA Authority and for no other purpose(s).

Date: 05.04.2026

Place: Noida



Advocate Signature

Name: TANAY AYDE
Advocate

Enrollment No: D-1841/02
For LEGAL NEXUS