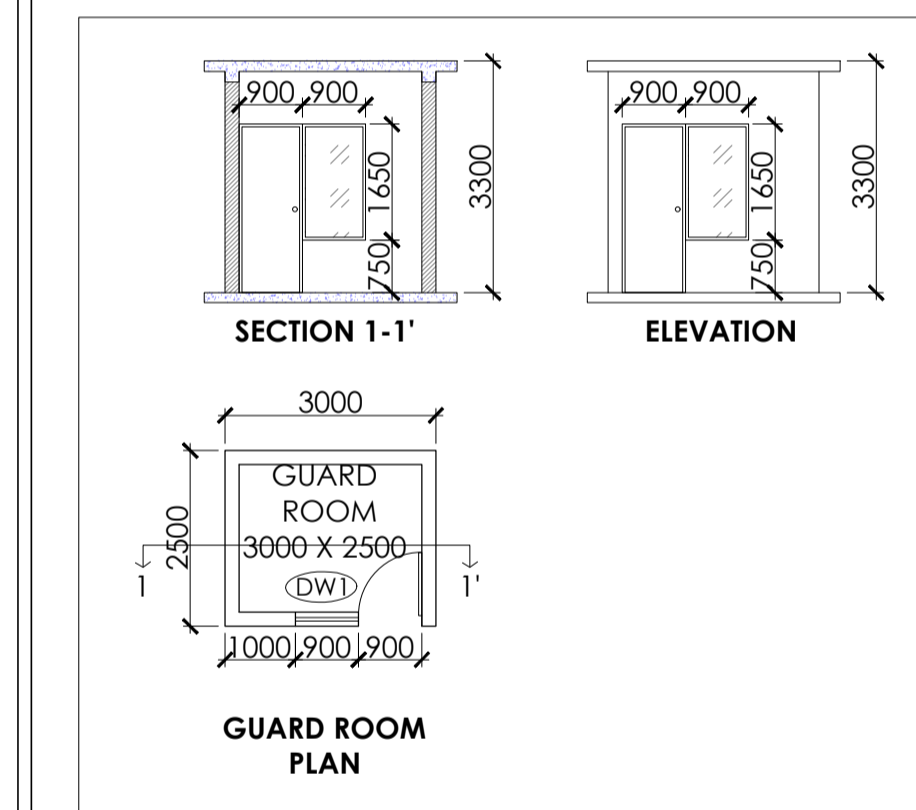
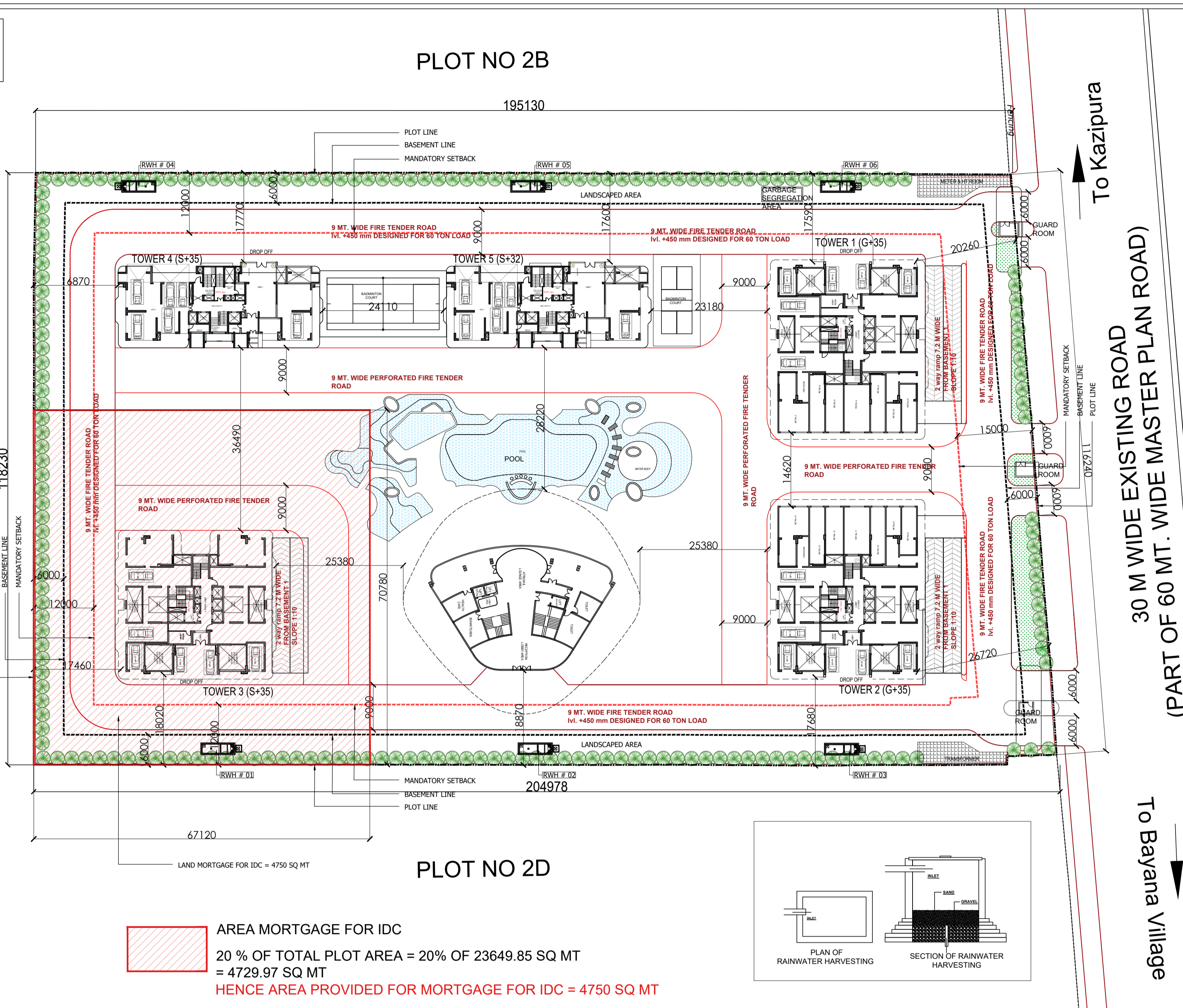


KEY PLAN

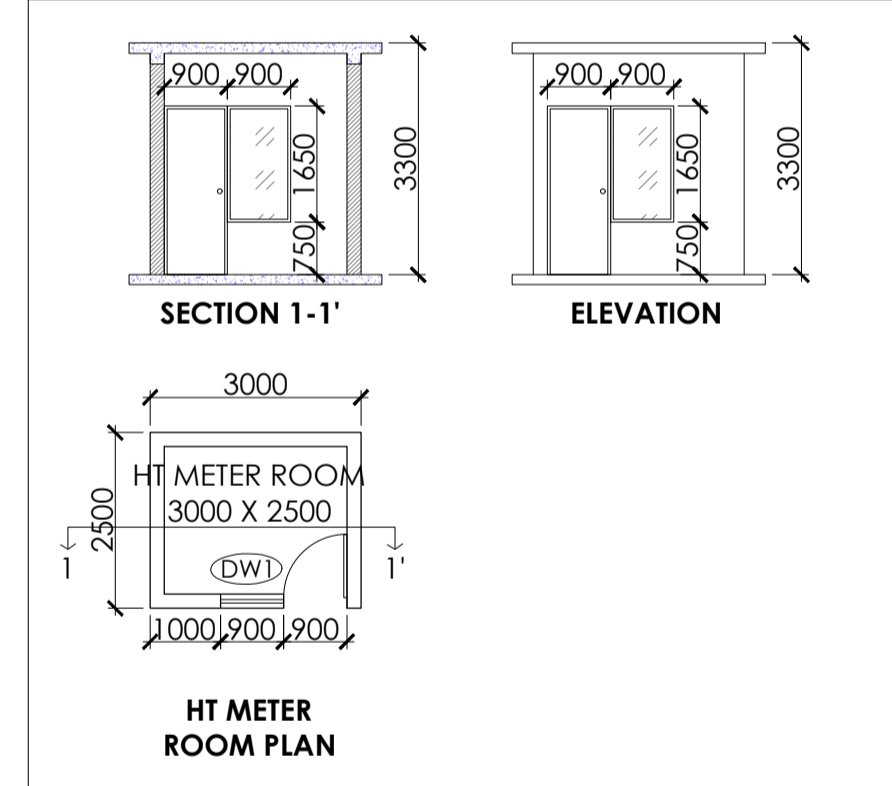


TYPICAL DETAIL FOR GUARD ROOM 1,2&3



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

S.NO.	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL PLOT AREA		23649.85
2	TOTAL PERMISSIBLE F.A.R. AREA		61051.92
	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
	H REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL F.A.R. AREA		73
	F REQUIRED E.C.S. FOR COMMERCIAL (COMMERCIAL F.A.R. AREA / 100 X 2)		11
	G 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 STILLT 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 + STILLT 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, J.T. PLAZA, KHASRA NO. 1127 OPPOSITE DPSB SCHOOL, DELHI MERRUT ROAD, GHAZIABAD, U.P.  
 MAIL: kgnarchitects@gmail.com MOB: 9606871668

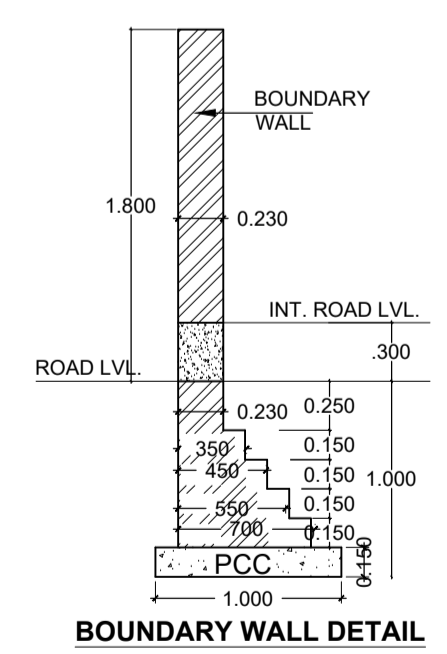
AUTH. SIGNATORY ARCHITECT'S SIGNATURE

For SRSD Infrastructure Venture LLP  
 Authorized Signatory  
 Ar. Shonhar Pundir  
 CA22018192823

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 DWG. NO. S-02  
 DATE: 31.07.2025



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	NO OF SCOOTER 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	
COMMERCIAL	552.878 (COMMERCIAL F.A.R. AREA / 100 X 2)						11	
COMMUNITY	2070.170 (COMMUNITY F.A.R. AREA / 100 X 2)						42	
<b>TOTAL</b>							554	852

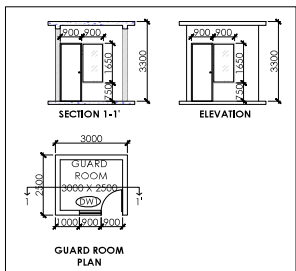
AREA STATEMENT OF CLUB (IN SQUARE METER)				
S. NO	FLOOR	NON FAR AREA	NET FACILITY FAR AREA (1-2)	TOTAL GROUND COVERAGE
1	BASEMENT 01	477.77		
2	BASEMENT 02	298.21		
4	STILT FLOOR		421.88	
5	FIRST FLOOR		620.33	620.333
6	SECOND FLOOR		739.50	
7	THIRD FLOOR		288.46	
<b>8</b>	<b>TOTAL</b>	<b>775.98</b>	<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 NANNI...  
 KALAL  
 Date: 28 Jan 2025 11:50  
 Original from: Ghaziabad  
 Design: Mr. Anurag...

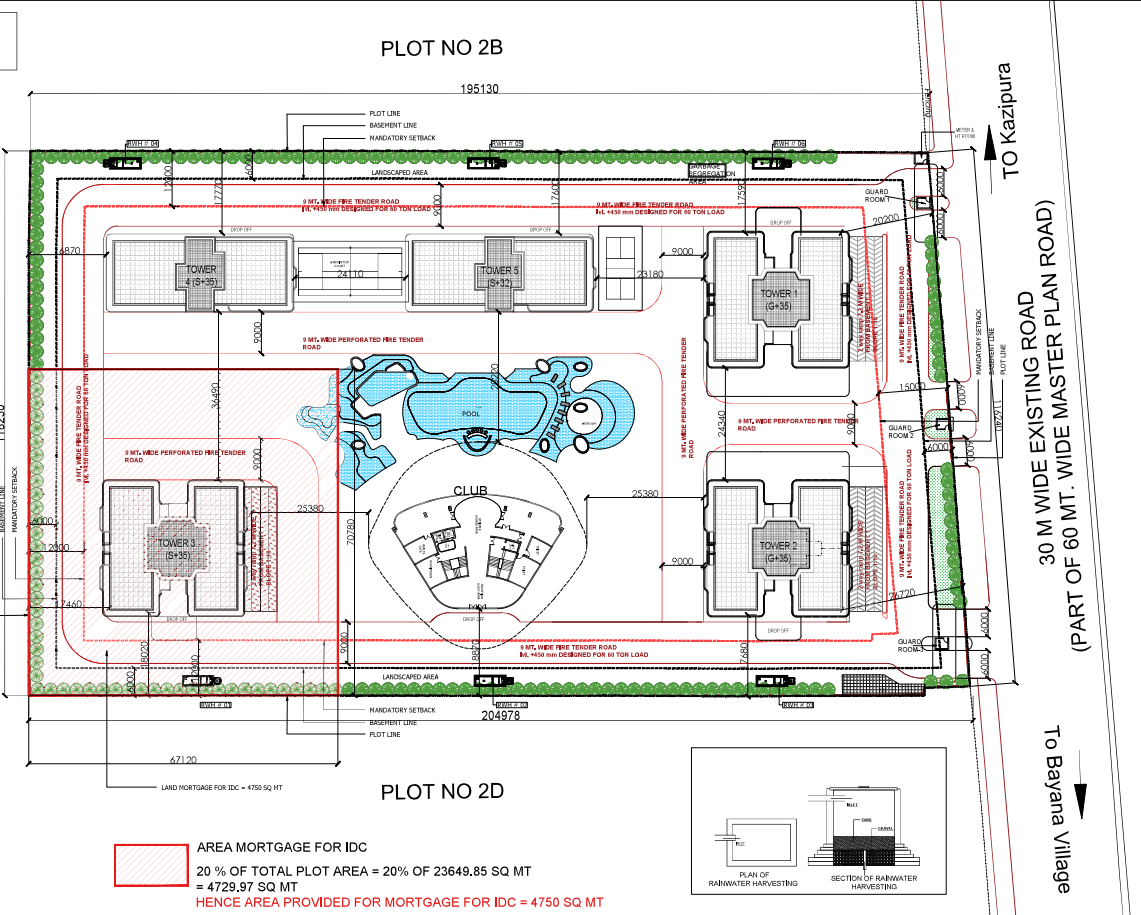


KEY PLAN



TYPICAL DETAIL FOR GUARD ROOM 1,2&3

TOWER	UNIT TYPE	UNIT AREA	NO OF UNITS PER FLOOR	TOTAL NO OF FLOOR	TOTAL NO OF UNITS ON ALL FLOORS	REQUIRED E.C.S	NO OF CAR PARKING	NO OF SCOOTER 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)	122.66	2	7	4	1.25	5	
TOWER-2	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	
	3BHK(TYPE-2)	121.60	1	33	33	1.25	41.25	
TOWER-3	3BHK(TYPE-3)	122.55	1	35	35	1.25	43.75	
	3BHK(TYPE-3)	122.55	2	7	4	1.25	5	
	3 BHK+S(TYPE-1)	137.39	2	33	66	1.25	82.5	
TOWER-4	3 BHK+S(TYPE-1)	137.39	1	2	2	1.25	2.5	
	3BHK(TYPE-2)	121.60	1	33	33	1.25	41.25	
TOWER-5	3BHK(TYPE-3)	122.55	1	35	35	1.25	43.75	
	3BHK(TYPE-3)	122.55	2	7	4	1.25	5	
TOTAL RESIDENTIAL E.C.S						726		
10% VISITOR PARKING FOR RESIDENTIAL F.A.R AREA						72.6		
COMMERCIAL 552.878 ( COMMERCIAL F.A.R AREA / 100 X 2 )						11		
COMMUNITY 2070.170 ( COMMUNITY F.A.R AREA / 100 X 2 )						42		
TOTAL						852		

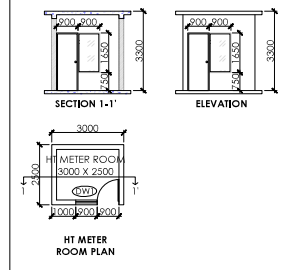


AREA MORTGAGE FOR IDC  
 20% OF TOTAL PLOT AREA = 20% OF 23649.85 SQ MT  
 = 4729.97 SQ MT  
 HENCE AREA PROVIDED FOR MORTGAGE FOR IDC = 4750 SQ MT

AREA STATEMENT OF CLUBB (IN SQUARE METER)			
S.NO	FLOOR	NON FARAREA	NET FACILITY FAR AREA(1-2)
1	BASMENT 01	477.77	
2	BASMENT 02	266.21	
5	FIRST FLOOR		421.86
6	SECOND FLOOR		620.33
7	THIRD FLOOR		736.50
			288.46
8	TOTAL	775.98	2070.17

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	BASMENT 01			
2	BASMENT 02			
3	BASMENT 03			
4	GROUND FLOOR	276.439	276.439	552.878
5	WATER TANK			
6	MUMTY'S MACHINERM			
	TOTAL	276.439	276.439	552.878

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	59124.825
B	TOTAL PURCHASABLE FAR		23649.850
C	ADDITIONAL FAR AREA FOR GREEN BUILDING	5%	4136.724
D	PERMISSIBLE 5% FOR FACILITY OF F.A.R AREA	5%	4136.724
	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%	4136.72
5	PROPOSED COMMERCIAL F.A.R AREA		
6	TOTAL PROPOSED AREA WITH FACILITY + INCENTIVE AREA		92745.06
A	PROPOSED FAR FOR RESIDENTIAL	54875.70	
B	PROPOSED FAR FOR COMMERCIAL	552.88	
C	PROPOSED FACILITY OF F.A.R AREA IN TOWERS	3240.31	
D	PROPOSED COMMUNITY F.A.R AREA	2070.17	
E	TOTAL F.A.R AREA = A+B+C+D	60749.06	
	BALANCE FAR AREA		306.86
7	TOTAL ACHIEVED UNITS		504
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		106
E	REQUIRED E.C.S. FOR TOWER-5		96
H	REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL F.A.R AREA		73
I	REQUIRED E.C.S. FOR COMMERCIAL (COMMERCIAL F.A.R AREA / 100 X 2)		11
G	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		696
A	STILT 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		100404.50
A	TOTAL 1st BASEMENT AREA		19343.86
B	TOTAL 2nd BASEMENT AREA		19343.86
C	TOTAL RESIDENTIAL AREA WITH FACILITY + STILT AREA		129123.80
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		100404.50
13	AS PER 50 NOS. OF TREE PER HECTARE OF PLOT AREA ( = 50 X PLOT AREA / 10000 )		118.25
14	TOTAL REQUIRED NOS OF TREE		130.00



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

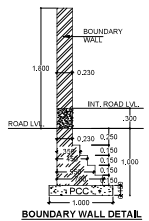
SUBMISSION ARCHITECT:  
**KGN ARCHITECTS**  
 2nd FLOOR, JI FLAZA WAZARA NO. 1127 OPPOSITE GHAZIABAD DELHI MUMBAI ROAD, WAZARA W.A., KGN ARCHITECTS  
 MOBILE: 9868018188

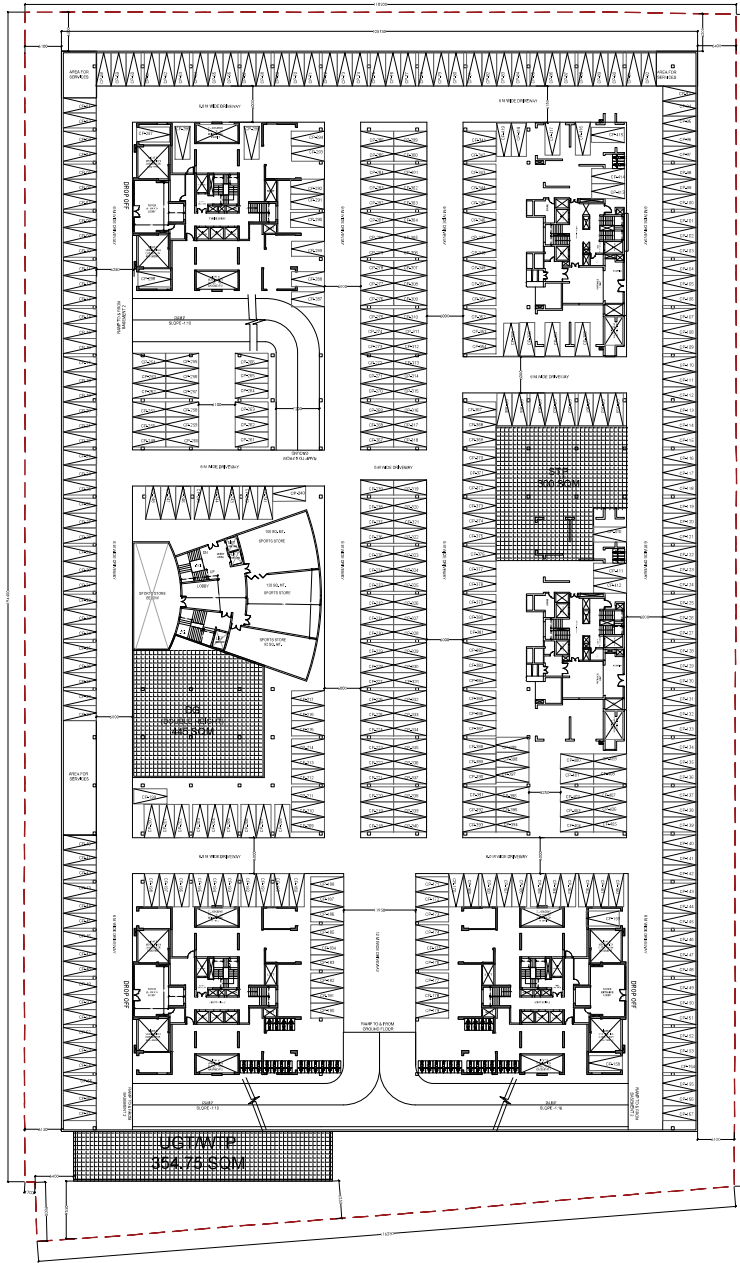
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OWNER:  
 SRSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-126, Noida, through its Auth. Signatory Mr. Shakti Saxena

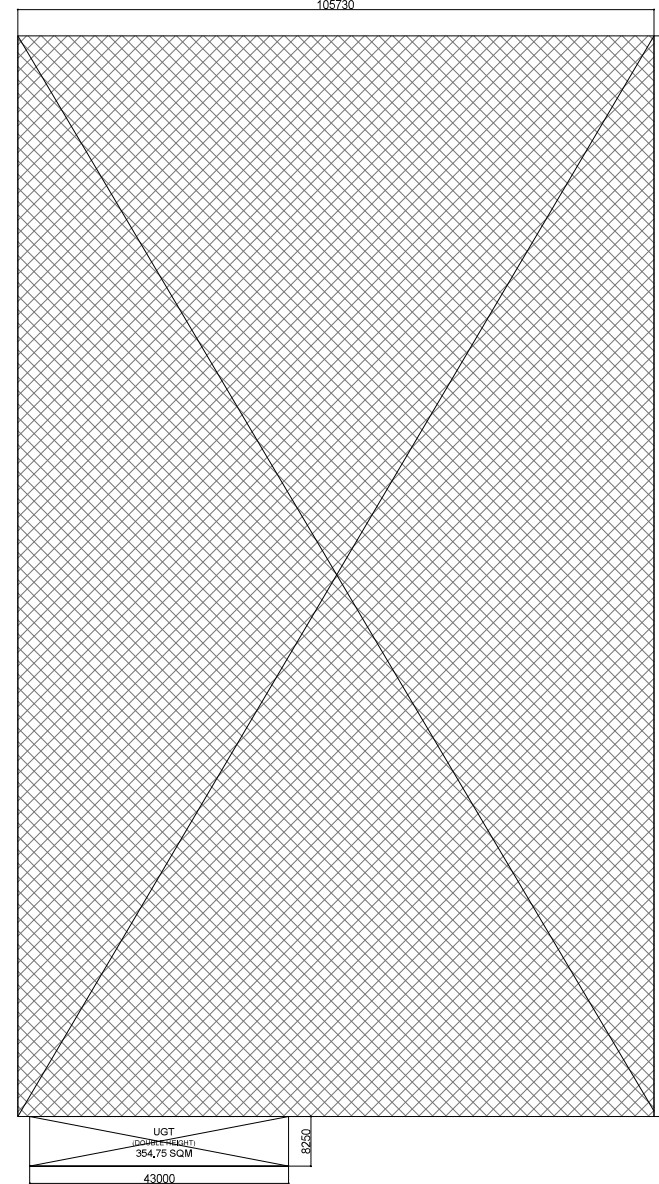
DRAWING TITLE:  
 SITE PLAN WITH AREA CALCULATION

SCALE: 1:500  
 DATE: 31.07.2025  
 DWG. NO.: S-01





**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	18969.108
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**

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

Signature of Architect

**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

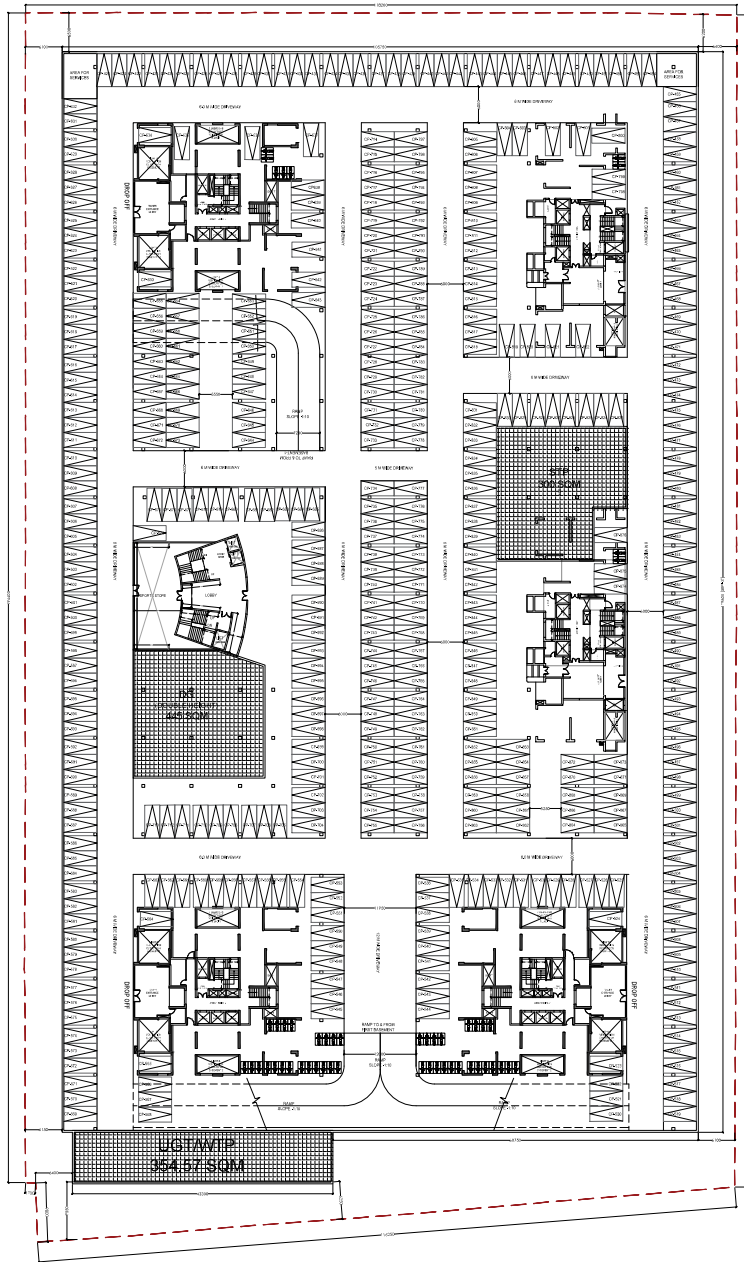
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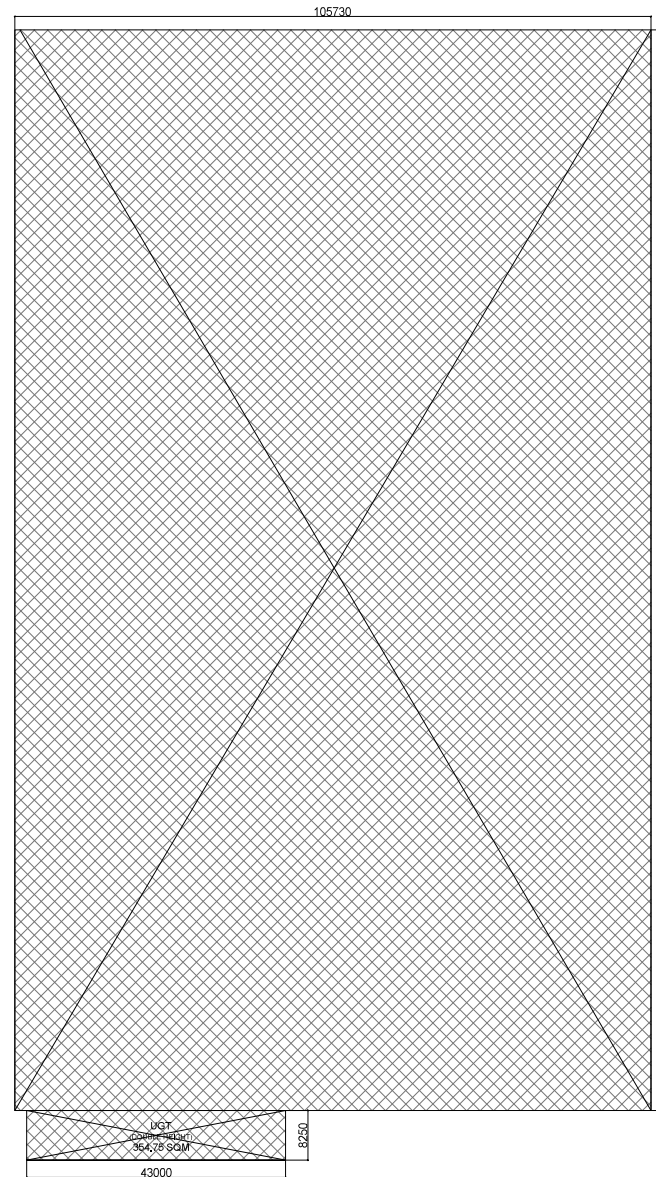
DATE: 31.07.2025

**B-01**

Signature valid



**BASEMENT -2 FLOOR PLAN**



**BASEMENT -2 AREA DIAGRAM**

BASEMENT-2 AREA CALCULATION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1		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**

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

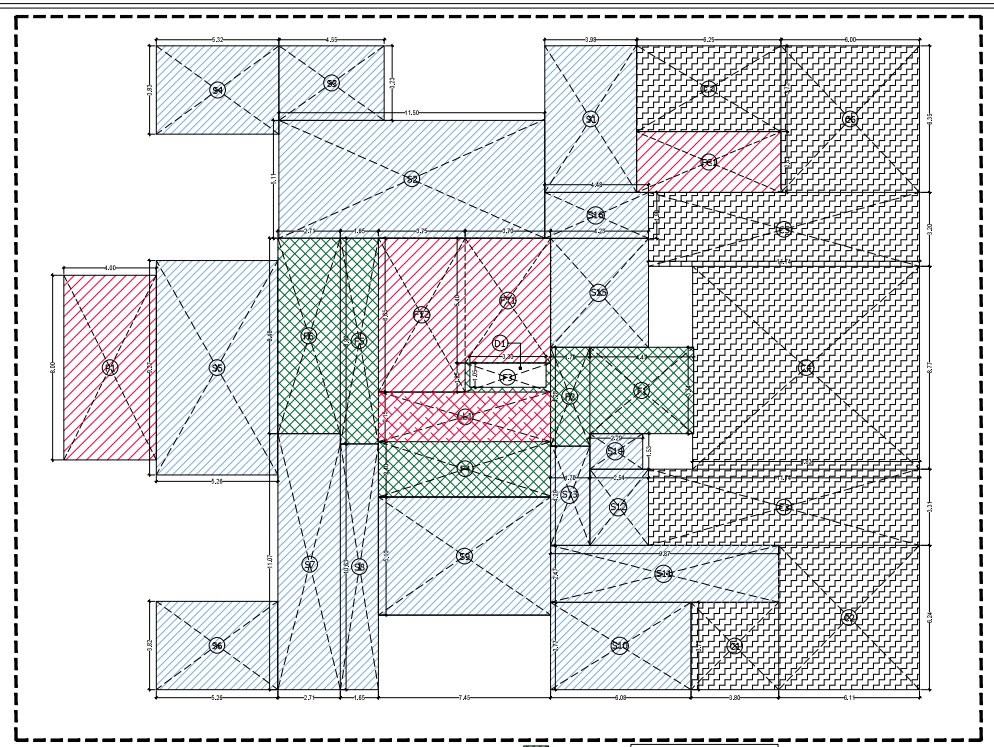
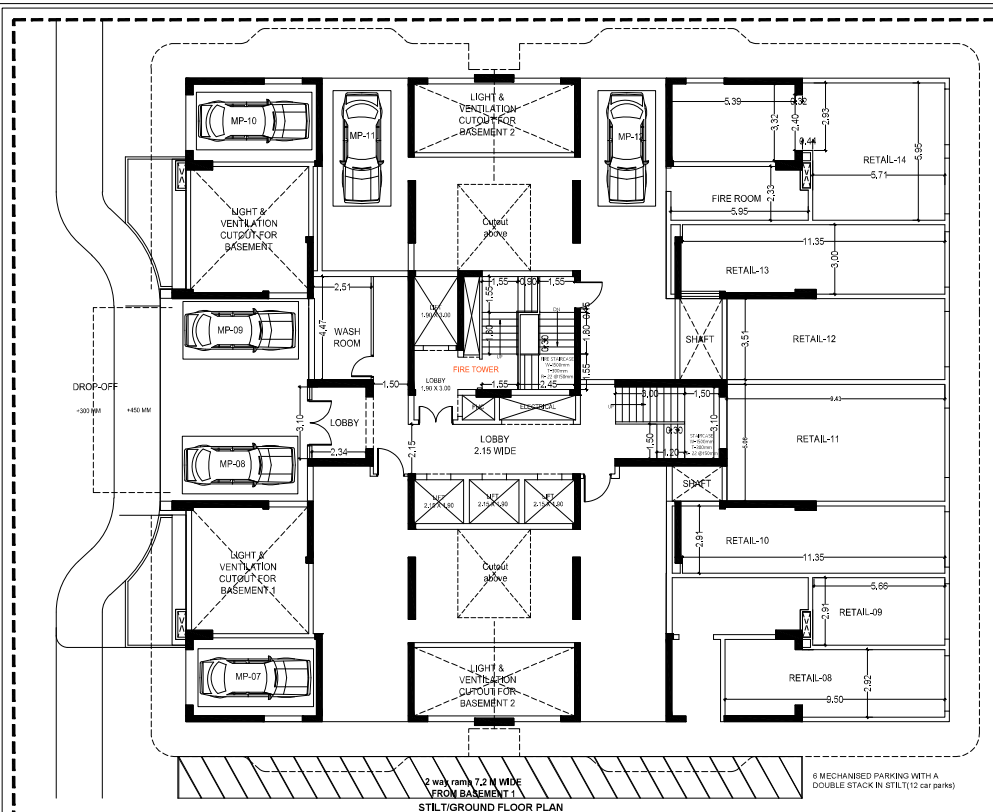
OWNER  
 SRSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

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

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

Signature valid





**DOOR/WINDOW SCHEDULE**

DOOR TAG	DOOR SIZE	DOOR WIDTH	DOOR HEIGHT	GILL	LINTEL
DW01	1525	2400	300	2400	
DW02	1650	2400	300	2400	
DW03	2400	2400	300	2400	
DW04	3000	2400	300	2400	
DW05	2250	2400	300	2400	

WINDOW TAG	WINDOW SIZE	WINDOW WIDTH	WINDOW HEIGHT	
W01	600	1200	1200	2400

**AREASTATEMENT OF STILT FLOOR FOR TOWER- 1 & 2**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	F1	4.86	3.74	1	18.263
2	F2	1.70	4.26	1	7.226
3	F3	3.70	1.25	1	4.625
4	F4	7.45	2.40	1	17.880
5	F5	1.60	9.50	1	15.200
6	F6	2.71	8.46	1	22.907
<b>TOTAL (A)</b>					<b>94.105</b>

**DEDUCTION (B)**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	DF	3.30	1.05	1	3.465
<b>TOTAL (B)</b>					<b>3.465</b>
<b>NET FAR AREA (A-B)</b>					<b>90.640</b>

**NON FAR AREA**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	P1	4	1	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	3.70	5.4	1	19.980
2	F12	3.70	6.95	1	25.825
<b>AREA OF FIRE TOWER (F)</b>					<b>45.805</b>

**FIRE CONTROL ROOM**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	FC	1.25	3.03	1	3.788
2	CF	6.60	16.90	1	111.660
3	CF	6.35	3.72	1	23.602
<b>TOTAL NON FAR AREA (P+F+FC)</b>					<b>163.153</b>

**STILT AREA**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	S1	3.98	6.30	1	25.074
2	S2	11.5	5.11	1	58.766
3	S3	4.55	3.23	1	14.687
4	S4	5.32	3.63	1	19.316
5	S5	5.26	9.27	1	48.782
6	S6	5.35	3.65	1	19.428
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	6.58	3.77	1	24.602
11	S11	9.67	2.47	1	23.879
12	S12	3.54	3.31	1	11.707
13	S13	1.7	4.26	1	7.226
14	S14	2.29	1.53	1	3.504
15	S15	4.23	4.72	1	19.966
16	S16	4.48	1.98	1	8.871
<b>TOTAL STILT AREA (S)</b>					<b>388.833</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 (L)</b>					<b>16.018</b>

**AREASTATEMENT OF COMMERCIAL FAR (TOWER- 1 & 2)**

S.NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	C1	3.18	3.77	1	12.000
2	C2	6.11	6.24	1	38.125
3	C3	11.74	3.31	1	38.860
4	C4	9.83	6.77	1	66.539
5	C5	11.74	3.30	1	37.860
6	C6	6.60	16.90	1	111.660
7	C7	6.35	3.72	1	23.602
<b>TOTAL COMMERCIAL AREA (C)</b>					<b>278.433</b>

**AREASTATEMENT OF TOWER- 1 (IN SQUARE METERS)**

S.NO	FLOOR	FAR AREA	EXCESS BALCONY AREA @25% FAR	EXCESS BALCONY AREA @25% NON FAR AREA (LIFT/STAIR/ REFUGE)	NON FAR AREA (FIRE/STAIR/ REFUGE)	COMMERCIAL AREA	OTHER AREA AT GROUND/FLOOR	COVERED AREA WITH BALCONY (FOR FEE)	TOTAL GROUND COVERAGE	NO OF PROPOSED UNITS	REQUIRED BSK	
1	2	3	4	5	6	7	8	9=SUM(1 TO 8)	10	11	12	
1	GROUND FLOOR	90.720	0.864	2.592	192.768	63.320	16.018	276.433	308.883	636.415	0	5
2	1ST FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	809.855	4	5	
3	2ND FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
4	3RD FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
5	4TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
6	5TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
7	6TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
8	7TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
9	8TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
10	9TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
11	10TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
12	11TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
13	12TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
14	13TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
15	14TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
16	15TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
17	16TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
18	17TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
19	18TH FLOOR	546.677	0.864	2.592	196.443	73.116	16.018	1.864	839.730	4	5	
20	19TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
21	20TH FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
22	21st FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
23	22nd FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
24	23rd FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
25	24th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
26	25th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
27	26th FLOOR	546.677	0.864	2.592	196.443	73.116	16.018	1.864	839.730	4	5	
28	27th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
29	28th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
30	29th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
31	30th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
32	31st FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
33	32nd FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
34	33rd FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
35	34th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
36	35th FLOOR	551.356	0.864	2.592	200.118	44.918	16.018	1.864	810.665	4	5	
37	MULTI				115.743				115.743			
38	TOTAL	10374.633	30.240	90.720	6989.430	1637.600	679.630	434.633	29600.463	636.416	140.000	175.000

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

**SUBMISSION DRAWING**

PROJECT  
Proposed Group Housing OYSTER  
WALK at Plot No 20, Clatwood  
Endave, Sector-1, Wave City,  
Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT

**KGN ARCHITECTS**  
OFFICE: 107, MAIN MARKET, 1ST FLOOR, MAIN MARKET, GHAZIABAD, U.P.

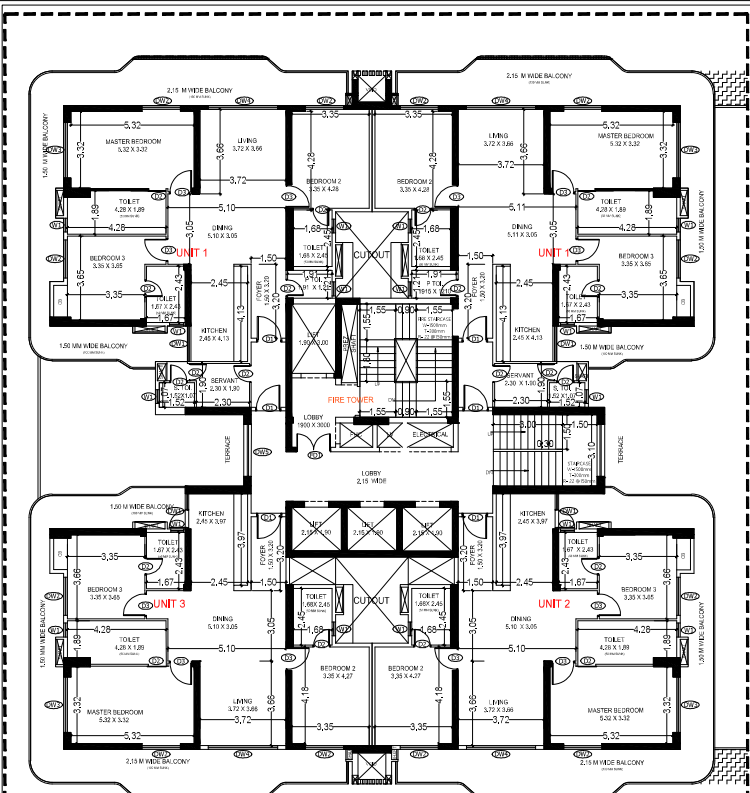
AUTH. SIGNATORY ARCHITECT'S SIGNATURE

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

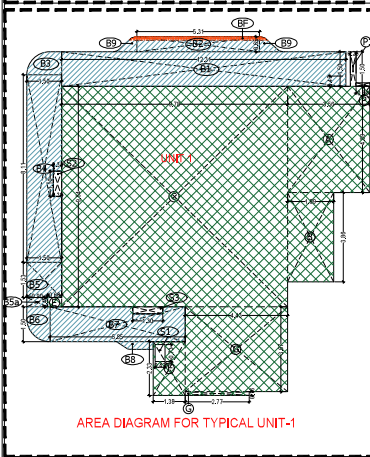
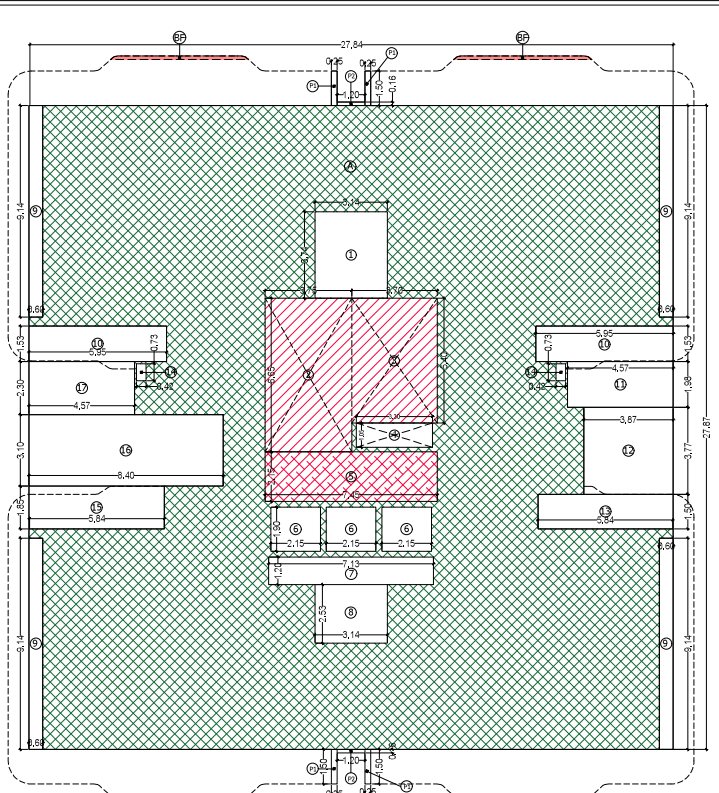
DRAWING TITLE:  
**TOWER-2  
STILT PLANS WITH AREA  
CALCULATION**

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

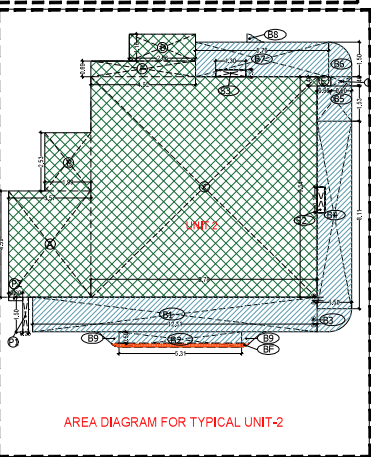
Signature



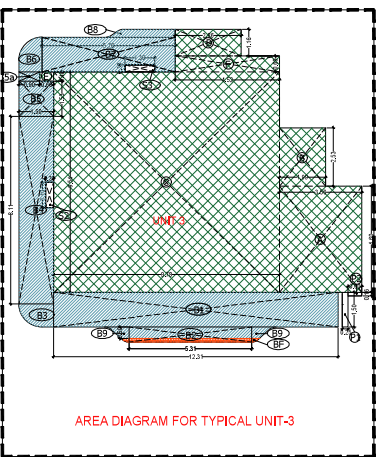
FIRST FLOOR PLAN



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					
ADDITION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.96
4	BF	POLYLINE(2) 216		4	0.96
TOTAL (A)					776.76
DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.14	3.14	1	11.74
2	2	3.75	6.65	1	24.94
3	3	3.10	5.40	1	16.74
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	2.53	1	7.94
14	9	0.60	9.14	4	21.94
15	10	5.95	1.83	2	18.21
16	11	4.57	1.83	1	8.36
17	12	3.87	3.77	1	14.59
18	13	5.54	1.50	1	8.31
19	14	0.42	0.93	2	0.81
20	15	5.94	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 FLOOR (A-B)					550.35
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

FIRST FLOOR FAR AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 101					
ADDITION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.50	1.50	1	5.25
2	B	3.50	1.50	1	5.25
3	C	3.50	1.50	1	5.25
4	D	3.50	1.50	1	5.25
5	E	3.50	1.50	1	5.25
6	F	3.50	1.50	1	5.25
7	G	3.50	1.50	1	5.25
8	H	3.50	1.50	1	5.25
9	I	3.50	1.50	1	5.25
10	J	3.50	1.50	1	5.25
11	K	3.50	1.50	1	5.25
12	L	3.50	1.50	1	5.25
13	M	3.50	1.50	1	5.25
14	N	3.50	1.50	1	5.25
15	O	3.50	1.50	1	5.25
16	P	3.50	1.50	1	5.25
17	Q	3.50	1.50	1	5.25
18	R	3.50	1.50	1	5.25
19	S	3.50	1.50	1	5.25
20	T	3.50	1.50	1	5.25
21	U	3.50	1.50	1	5.25
22	V	3.50	1.50	1	5.25
23	W	3.50	1.50	1	5.25
24	X	3.50	1.50	1	5.25
25	Y	3.50	1.50	1	5.25
26	Z	3.50	1.50	1	5.25
TOTAL ADDITION AREA					131.25
DEDUCTION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.14	3.14	1	11.74
2	2	3.75	6.65	1	24.94
3	3	3.10	5.40	1	16.74
4	4	3.30	1.05	1	3.47
5	5	7.45	2.15	1	16.02
6	6	2.15	1.90	3	12.26
7	7	7.13	1.20	1	8.56
8	8	3.14	2.53	1	7.94
9	9	0.60	9.14	4	21.94
10	10	5.95	1.83	2	18.21
11	11	4.57	1.83	1	8.36
12	12	3.87	3.77	1	14.59
13	13	5.54	1.50	1	8.31
14	14	0.42	0.93	2	0.81
15	15	5.94	1.85	1	10.80
16	16	8.40	3.10	1	26.04
17	17	4.57	2.30	1	10.51
TOTAL (B)					226.41
NET FLOOR AREA (A-B)					108.84

UNIT 1 AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 102					
ADDITION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.50	1.50	1	5.25
2	B	3.50	1.50	1	5.25
3	C	3.50	1.50	1	5.25
4	D	3.50	1.50	1	5.25
5	E	3.50	1.50	1	5.25
6	F	3.50	1.50	1	5.25
7	G	3.50	1.50	1	5.25
8	H	3.50	1.50	1	5.25
9	I	3.50	1.50	1	5.25
10	J	3.50	1.50	1	5.25
11	K	3.50	1.50	1	5.25
12	L	3.50	1.50	1	5.25
13	M	3.50	1.50	1	5.25
14	N	3.50	1.50	1	5.25
15	O	3.50	1.50	1	5.25
16	P	3.50	1.50	1	5.25
17	Q	3.50	1.50	1	5.25
18	R	3.50	1.50	1	5.25
19	S	3.50	1.50	1	5.25
20	T	3.50	1.50	1	5.25
21	U	3.50	1.50	1	5.25
22	V	3.50	1.50	1	5.25
23	W	3.50	1.50	1	5.25
24	X	3.50	1.50	1	5.25
25	Y	3.50	1.50	1	5.25
26	Z	3.50	1.50	1	5.25
TOTAL ADDITION AREA					131.25
DEDUCTION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.14	3.14	1	11.74
2	2	3.75	6.65	1	24.94
3	3	3.10	5.40	1	16.74
4	4	3.30	1.05	1	3.47
5	5	7.45	2.15	1	16.02
6	6	2.15	1.90	3	12.26
7	7	7.13	1.20	1	8.56
8	8	3.14	2.53	1	7.94
9	9	0.60	9.14	4	21.94
10	10	5.95	1.83	2	18.21
11	11	4.57	1.83	1	8.36
12	12	3.87	3.77	1	14.59
13	13	5.54	1.50	1	8.31
14	14	0.42	0.93	2	0.81
15	15	5.94	1.85	1	10.80
16	16	8.40	3.10	1	26.04
17	17	4.57	2.30	1	10.51
TOTAL (B)					226.41
NET FLOOR AREA (A-B)					108.84

UNIT 2 AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 103					
ADDITION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.50	1.50	1	5.25
2	B	3.50	1.50	1	5.25
3	C	3.50	1.50	1	5.25
4	D	3.50	1.50	1	5.25
5	E	3.50	1.50	1	5.25
6	F	3.50	1.50	1	5.25
7	G	3.50	1.50	1	5.25
8	H	3.50	1.50	1	5.25
9	I	3.50	1.50	1	5.25
10	J	3.50	1.50	1	5.25
11	K	3.50	1.50	1	5.25
12	L	3.50	1.50	1	5.25
13	M	3.50	1.50	1	5.25
14	N	3.50	1.50	1	5.25
15	O	3.50	1.50	1	5.25
16	P	3.50	1.50	1	5.25
17	Q	3.50	1.50	1	5.25
18	R	3.50	1.50	1	5.25
19	S	3.50	1.50	1	5.25
20	T	3.50	1.50	1	5.25
21	U	3.50	1.50	1	5.25
22	V	3.50	1.50	1	5.25
23	W	3.50	1.50	1	5.25
24	X	3.50	1.50	1	5.25
25	Y	3.50	1.50	1	5.25
26	Z	3.50	1.50	1	5.25
TOTAL ADDITION AREA					131.25
DEDUCTION AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.14	3.14	1	11.74
2	2	3.75	6.65	1	24.94
3	3	3.10	5.40	1	16.74
4	4	3.30	1.05	1	3.47
5	5	7.45	2.15	1	16.02
6	6	2.15	1.90	3	12.26
7	7	7.13	1.20	1	8.56
8	8	3.14	2.53	1	7.94
9	9	0.60	9.14	4	21.94
10	10	5.95	1.83	2	18.21
11	11	4.57	1.83	1	8.36
12	12	3.87	3.77	1	14.59
13	13	5.54	1.50	1	8.31
14	14	0.42	0.93	2	0.81
15	15	5.94	1.85	1	10.80
16	16	8.40	3.10	1	26.04
17	17	4.57	2.30	1	10.51
TOTAL (B)					226.41
NET FLOOR AREA (A-B)					108.84

UNIT 3 AREA STATEMENT

DOOR-WINDOW SCHEDULE					
DOOR	DOOR SIZE	CL. LIMIT			
NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
DW01	1525	2400	105	2400	
DW02	1650	2400	105	2400	
DW03	2400	2400	105	2400	
DW04	2000	2400	105	2400	
DW05	2250	2400	105	2400	
INTERNAL DOORS					
DO1	1100	2400	105	2400	
DO2	750	2400	105	2400	
DO3	1000	2400	105	2400	
DO4	1500	2400	105	2400	
WINDOWS					
WO1	900	1200	1200	1200	

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

**SUBMISSION DRAWING**

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

SUBMISSION ARCHITECT  
**KGN ARCHITECTS**  
PLOT NO. 2C, OATWOOD, SECTOR-1, WAVE CITY,  
GHAZIABAD, UTTAR PRADESH

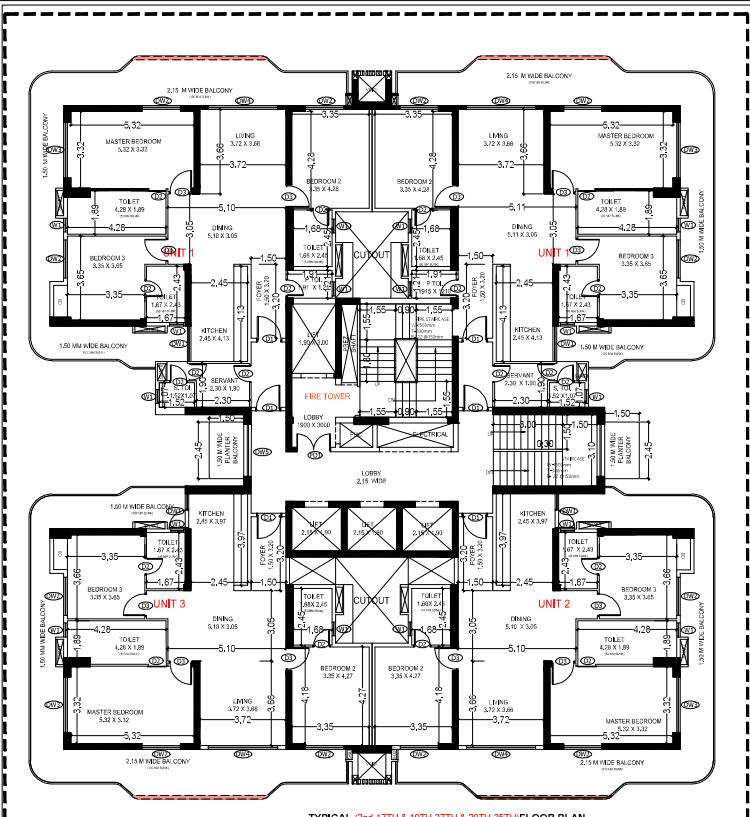
AUTH. SIGNATORY ARCHITECT'S SIGNATURE

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

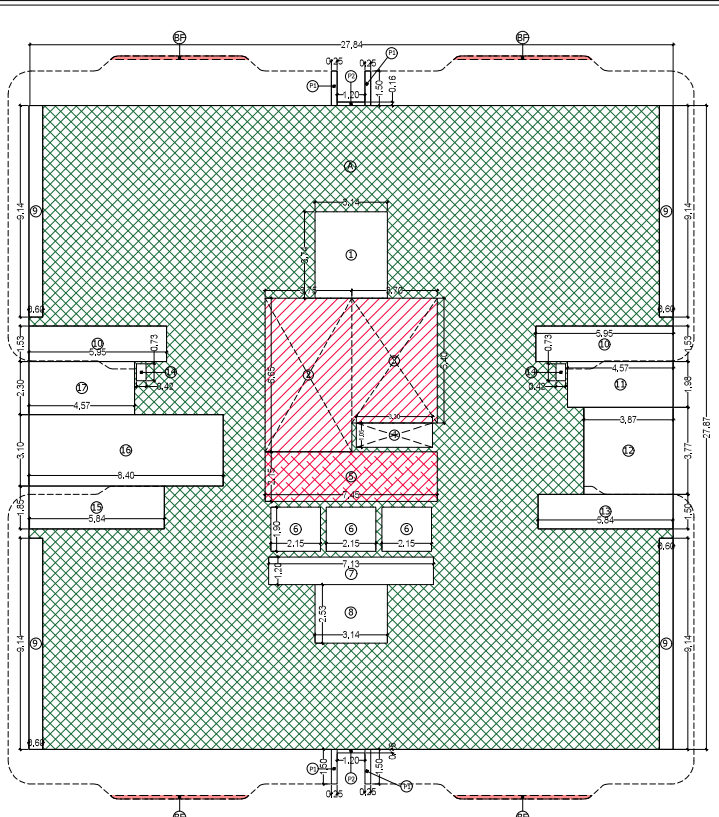
DRAWING TITLE  
TOWER-1 & 2  
FIRST FLOOR PLANS WITH AREA  
CALCULATION

SCALE: 1:100 DWG. NO.  
DATE: 14.08.2025 T1, & 2 - 02





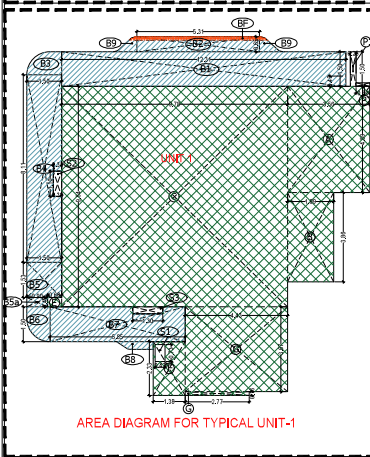
TYPICAL (2ND-17TH & 19TH-27TH & 29TH-35TH) FLOOR PLAN



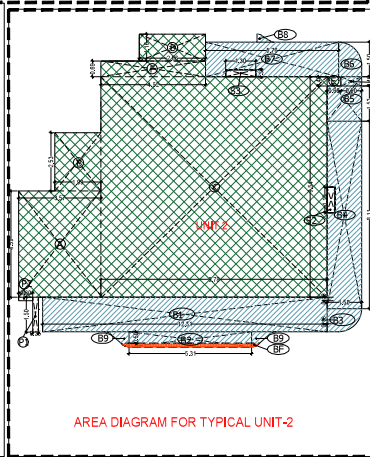
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S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA	S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.90	1	1	3.34	3.74	1	11.74
2	B	3.30	5.40	1	17.82	2	2	3.75	6.65	1	24.94
3	C	3.30	1.05	1	3.47	3	3	3.70	5.40	1	19.98
4	D	3.30	1.05	1	3.47	4	4	3.30	1.05	1	3.47
5	E	7.45	2.15	1	16.02	5	5	7.45	2.15	1	16.02
6	F	2.15	1.90	3	12.28	6	6	2.15	1.90	3	12.28
7	G	7.15	1.20	1	8.58	7	7	7.15	1.20	1	8.58
8	H	3.34	2.53	1	7.94	8	8	3.34	2.53	1	7.94
9	I	0.60	9.14	4	21.94	9	9	0.60	9.14	4	21.94
10	J	5.95	1.53	2	18.21	10	10	5.95	1.53	2	18.21
11	K	4.57	1.93	1	9.05	11	11	4.57	1.93	1	9.05
12	L	3.87	3.77	1	14.59	12	12	3.87	3.77	1	14.59
13	M	5.94	1.50	1	8.76	13	13	5.94	1.50	1	8.76
14	N	0.42	0.73	2	0.61	14	14	0.42	0.73	2	0.61
15	O	5.84	1.85	1	10.80	15	15	5.84	1.85	1	10.80
16	P	8.40	3.10	1	26.04	16	16	8.40	3.10	1	26.04
17	Q	4.57	2.30	1	10.51	17	17	4.57	2.30	1	10.51
TOTAL (A-Q)					226.41	TOTAL (R-T)					226.41
NET FAR=(A+B)					551.38						

**UNIT 1 AREA STATEMENT**

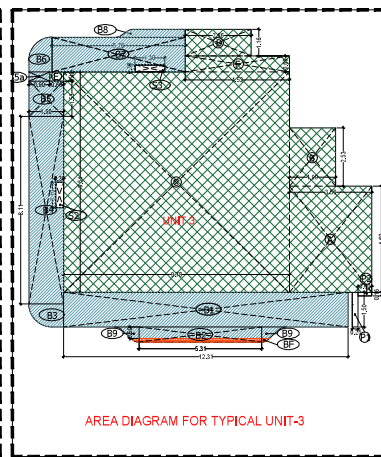
FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 1818				FAR OF BALCONY NO. 1							
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA	S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.90	1	1	3.34	3.74	1	11.74
2	B	3.30	5.40	1	17.82	2	2	3.75	6.65	1	24.94
3	C	3.30	1.05	1	3.47	3	3	3.70	5.40	1	19.98
4	D	3.30	1.05	1	3.47	4	4	3.30	1.05	1	3.47
5	E	7.45	2.15	1	16.02	5	5	7.45	2.15	1	16.02
6	F	2.15	1.90	3	12.28	6	6	2.15	1.90	3	12.28
7	G	7.15	1.20	1	8.58	7	7	7.15	1.20	1	8.58
8	H	3.34	2.53	1	7.94	8	8	3.34	2.53	1	7.94
9	I	0.60	9.14	4	21.94	9	9	0.60	9.14	4	21.94
10	J	5.95	1.53	2	18.21	10	10	5.95	1.53	2	18.21
11	K	4.57	1.93	1	9.05	11	11	4.57	1.93	1	9.05
12	L	3.87	3.77	1	14.59	12	12	3.87	3.77	1	14.59
13	M	5.94	1.50	1	8.76	13	13	5.94	1.50	1	8.76
14	N	0.42	0.73	2	0.61	14	14	0.42	0.73	2	0.61
15	O	5.84	1.85	1	10.80	15	15	5.84	1.85	1	10.80
16	P	8.40	3.10	1	26.04	16	16	8.40	3.10	1	26.04
17	Q	4.57	2.30	1	10.51	17	17	4.57	2.30	1	10.51
TOTAL (A-Q)					226.41	TOTAL (R-T)					226.41
NET FAR=(A+B)					551.38						



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**

S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.90
4	B	POLYMER(216)		4	0.86
TOTAL (A)					776.76

S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.34	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	12.28
12	7	7.15	1.20	1	8.58
13	8	3.34	2.53	1	7.94
14	9	0.60	9.14	4	21.94
16	10	5.95	1.53	2	18.21
18	11	4.57	1.93	1	9.05
17	12	3.87	3.77	1	14.59
18	13	5.94	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)					226.41
NET FAR=(A+B)					551.38

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

TYPICAL FLOOR FAR AREA STATEMENT

**UNIT 2 AREA STATEMENT**

FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 1818				FAR OF BALCONY NO. 1							
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA	S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.90	1	1	3.34	3.74	1	11.74
2	B	3.30	5.40	1	17.82	2	2	3.75	6.65	1	24.94
3	C	3.30	1.05	1	3.47	3	3	3.70	5.40	1	19.98
4	D	3.30	1.05	1	3.47	4	4	3.30	1.05	1	3.47
5	E	7.45	2.15	1	16.02	5	5	7.45	2.15	1	16.02
6	F	2.15	1.90	3	12.28	6	6	2.15	1.90	3	12.28
7	G	7.15	1.20	1	8.58	7	7	7.15	1.20	1	8.58
8	H	3.34	2.53	1	7.94	8	8	3.34	2.53	1	7.94
9	I	0.60	9.14	4	21.94	9	9	0.60	9.14	4	21.94
10	J	5.95	1.53	2	18.21	10	10	5.95	1.53	2	18.21
11	K	4.57	1.93	1	9.05	11	11	4.57	1.93	1	9.05
12	L	3.87	3.77	1	14.59	12	12	3.87	3.77	1	14.59
13	M	5.94	1.50	1	8.76	13	13	5.94	1.50	1	8.76
14	N	0.42	0.73	2	0.61	14	14	0.42	0.73	2	0.61
15	O	5.84	1.85	1	10.80	15	15	5.84	1.85	1	10.80
16	P	8.40	3.10	1	26.04	16	16	8.40	3.10	1	26.04
17	Q	4.57	2.30	1	10.51	17	17	4.57	2.30	1	10.51
TOTAL (A-Q)					226.41	TOTAL (R-T)					226.41
NET FAR=(A+B)					551.38						

**UNIT 3 AREA STATEMENT**

FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 1818				FAR OF BALCONY NO. 1							
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA	S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.90	1	1	3.34	3.74	1	11.74
2	B	3.30	5.40	1	17.82	2	2	3.75	6.65	1	24.94
3	C	3.30	1.05	1	3.47	3	3	3.70	5.40	1	19.98
4	D	3.30	1.05	1	3.47	4	4	3.30	1.05	1	3.47
5	E	7.45	2.15	1	16.02	5	5	7.45	2.15	1	16.02
6	F	2.15	1.90	3	12.28	6	6	2.15	1.90	3	12.28
7	G	7.15	1.20	1	8.58	7	7	7.15	1.20	1	8.58
8	H	3.34	2.53	1	7.94	8	8	3.34	2.53	1	7.94
9	I	0.60	9.14	4	21.94	9	9	0.60	9.14	4	21.94
10	J	5.95	1.53	2	18.21	10	10	5.95	1.53	2	18.21
11	K	4.57	1.93	1	9.05	11	11	4.57	1.93	1	9.05
12	L	3.87	3.77	1	14.59	12	12	3.87	3.77	1	14.59
13	M	5.94	1.50	1	8.76	13	13	5.94	1.50	1	8.76
14	N	0.42	0.73	2	0.61	14	14	0.42	0.73	2	0.61
15	O	5.84	1.85	1	10.80	15	15	5.84	1.85	1	10.80
16	P	8.40	3.10	1	26.04	16	16	8.40	3.10	1	26.04
17	Q	4.57	2.30	1	10.51	17	17	4.57	2.30	1	10.51
TOTAL (A-Q)					226.41	TOTAL (R-T)					226.41
NET FAR=(A+B)					551.38						

**DOOR-WINDOW SCHEDULE**

DOOR	DOOR SIZE	CL. LIMIT
DW01	1050 X 2400	400 X 2400
DW02	1650 X 2400	400 X 2400
DW03	2400 X 2400	400 X 2400
DW04	2000 X 2400	400 X 2400
DW05	2250 X 2400	400 X 2400

INTERNAL DOORS		
DOOR	DOOR SIZE	CL. LIMIT
DO1	1100 X 2400	400 X 2400
DO2	750 X 2400	400 X 2400
DO3	1000 X 2400	400 X 2400
DO4	1500 X 2400	400 X 2400

WINDOWS		
WIN	WIN SIZE	CL. LIMIT
W01	900 X 1200	1200 X 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

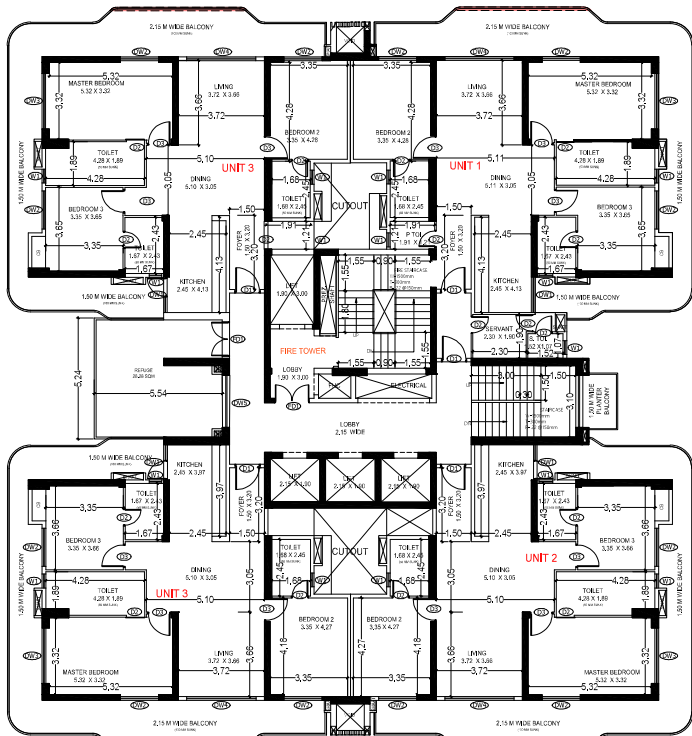
SUBMISSION ARCHITECT  
**KGN ARCHITECTS**  
CORPORATE OFFICE: 101/102, Sector-10, Gurgaon, Haryana  
REG. NO. HRA/2017/101/102

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

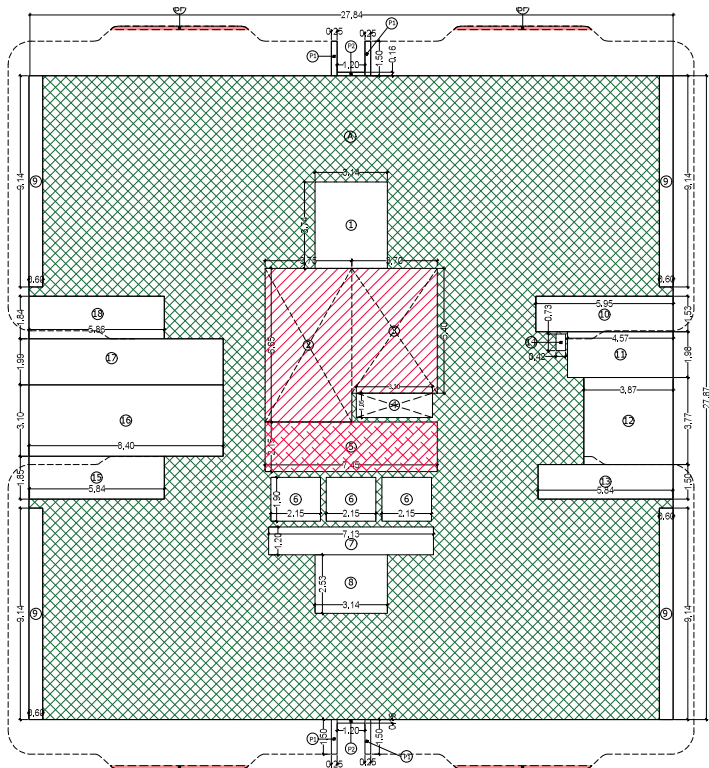
OWNER: OUSD Infrastructure Venture LLP, A-15, 4th Floor,  
Sector-136, Noida, through its Auth. Signatory  
Mr. Shakti Saxena.

DRAWING TITLE  
**TOWER-1 & 2  
TYPICAL (2ND-17TH & 19TH-27TH &  
29TH+35TH) FLOOR PLANS WITH  
AREA CALCULATION**

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



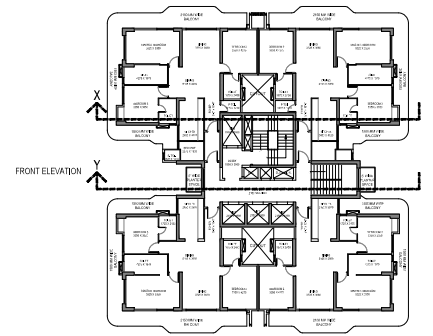
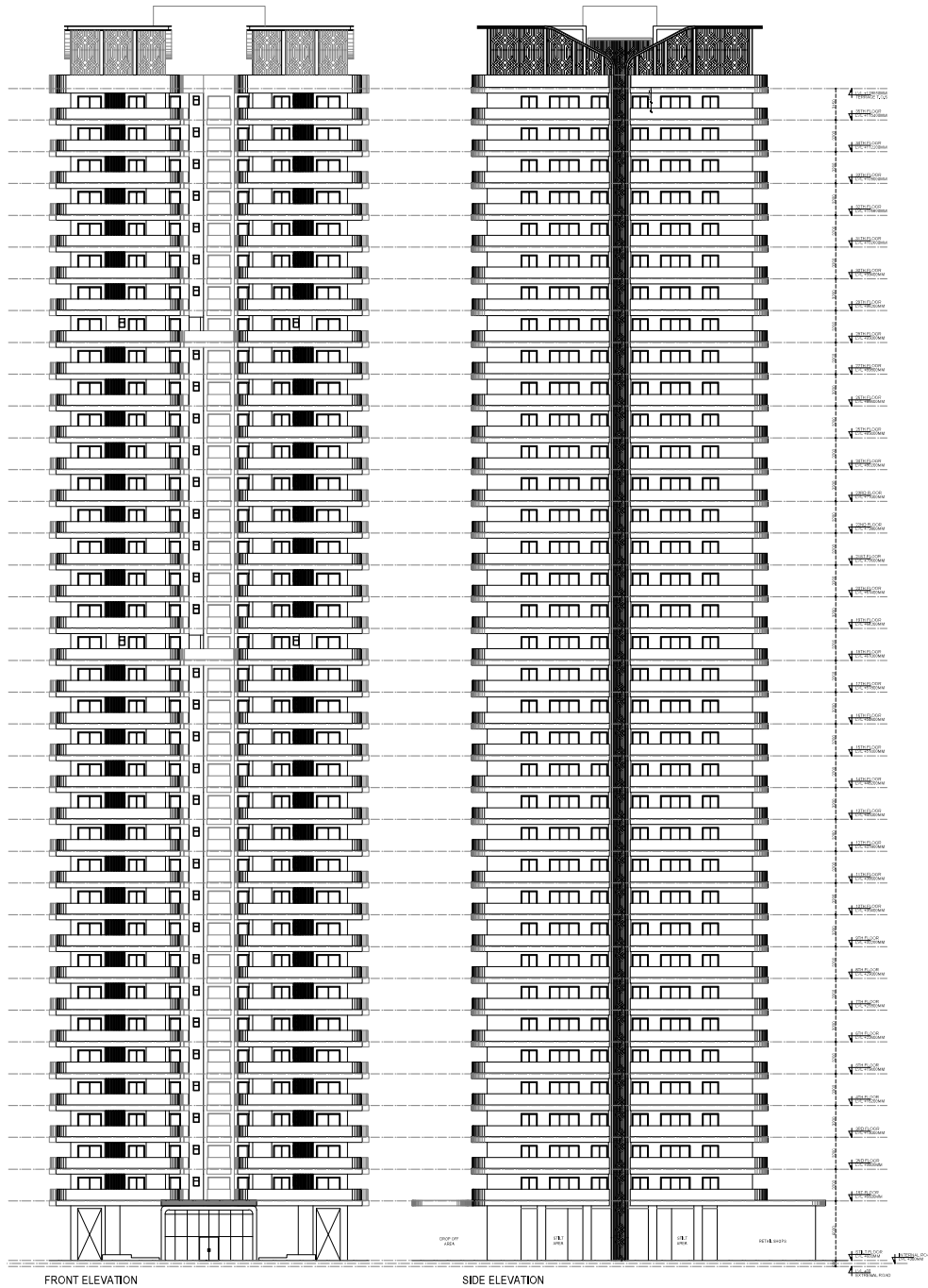
18TH & 28TH FLOOR PLAN



**FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 1801**

S. NO.	LEGEND	LENGTH	BREADTH	NO.	AREA
1	1	3.30	1.80	1	5.94
2	2	3.30	1.80	1	5.94
3	3	3.30	1.80	1	5.94
4	4	3.30	1.80	1	5.94
5	5	3.30	1.80	1	5.94
6	6	3.30	1.80	1	5.94
7	7	3.30	1.80	1	5.94
8	8	3.30	1.80	1	5.94
9	9	3.30	1.80	1	5.94
10	10	3.30	1.80	1	5.94
11	11	3.30	1.80	1	5.94
12	12	3.30	1.80	1	5.94
13	13	3.30	1.80	1	5.94
14	14	3.30	1.80	1	5.94
15	15	3.30	1.80	1	5.94
16	16	3.30	1.80	1	5.94
17	17	3.30	1.80	1	5.94
18	18	3.30	1.80	1	5.94
19	19	3.30	1.80	1	5.94
20	20	3.30	1.80	1	5.94
21	21	3.30	1.80	1	5.94
22	22	3.30	1.80	1	5.94
23	23	3.30	1.80	1	5.94
24	24	3.30	1.80	1	5.94
25	25	3.30	1.80	1	5.94
26	26	3.30	1.80	1	5.94
27	27	3.30	1.80	1	5.94
28	28	3.30	1.80	1	5.94
29	29	3.30	1.80	1	5.94
30	30	3.30	1.80	1	5.94
31	31	3.30	1.80	1	5.94
32	32	3.30	1.80	1	5.94
33	33	3.30	1.80	1	5.94
34	34	3.30	1.80	1	5.94
35	35	3.30	1.80	1	5.94
36	36	3.30	1.80	1	5.94
37	37	3.30	1.80	1	5.94
38	38	3.30	1.80	1	5.94
39	39	3.30	1.80	1	5.94
40	40	3.30	1.80	1	5.94
41	41	3.30	1.80	1	5.94
42	42	3.30	1.80	1	5.94
43	43	3.30	1.80	1	5.94
44	44	3.30	1.80	1	5.94
45	45	3.30	1.80	1	5.94
46	46	3.30	1.80	1	5.94
47	47	3.30	1.80	1	5.94
48	48	3.30	1.80	1	5.94
49	49	3.30	1.80	1	5.94
50	50	3.30	1.80	1	5.94
51	51	3.30	1.80	1	5.94
52	52	3.30	1.80	1	5.94
53	53	3.30	1.80	1	5.94
54	54	3.30	1.80	1	5.94
55	55	3.30	1.80	1	5.94
56	56	3.30	1.80	1	5.94
57	57	3.30	1.80	1	5.94
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59	59	3.30	1.80	1	5.94
60	60	3.30	1.80	1	5.94
61	61	3.30	1.80	1	5.94
62	62	3.30	1.80	1	5.94
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71	71	3.30	1.80	1	5.94
72	72	3.30	1.80	1	5.94
73	73	3.30	1.80	1	5.94
74	74	3.30	1.80	1	5.94
75	75	3.30	1.80	1	5.94
76	76	3.30	1.80	1	5.94
77	77	3.30	1.80	1	5.94
78	78	3.30	1.80	1	5.94
79	79	3.30	1.80	1	5.94
80	80	3.30	1.80	1	5.94
81	81	3.30	1.80	1	5.94
82	82	3.30	1.80	1	5.94
83	83	3.30	1.80	1	5.94
84	84	3.30	1.80	1	5.94
85	85	3.30	1.80	1	5.94
86	86	3.30	1.80	1	5.94
87	87	3.30	1.80	1	5.94
88	88	3.30	1.80	1	5.94
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91	91	3.30	1.80	1	5.94
92	92	3.30	1.80	1	5.94
93	93	3.30	1.80	1	5.94
94	94	3.30	1.80	1	5.94
95	95	3.30	1.80	1	5.94
96	96	3.30	1.80	1	5.94
97	97	3.30	1.80	1	5.94
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143	143	3.30	1.80	1	5.94
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145	145	3.30	1.80	1	5.94
146	146	3.30	1.80	1	5.94
147	147	3.30	1.80	1	5.94
148	148	3.30	1.80	1	5.94
149	149	3.30	1.80	1	5.94
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155	155	3.30	1.80	1	5.94
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157	157	3.30	1.80	1	5.94
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159	159	3.30	1.80	1	5.94
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197	197	3.30	1.80	1	5.94
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199	199	3.30	1.80	1	5.94
200	200	3.30	1.80	1	5.94
201	201	3.30	1.80	1	5.94
202	202	3.30	1.80	1	5.94
203	203	3.30	1.80	1	5.94
204	204	3.30	1.80	1	5.94
205	205	3.30	1.80	1	5.94
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223	223	3.30	1.80	1	5.94
224	224	3.30	1.80	1	5.94
225	225	3.30	1.80	1	5.94
226	226	3.30	1.80	1	5.94





FILE NO. GDA/BB/25/06/006

**SUBMISSION DRAWING**  
 PROJECT:  
 Proposed Group Housing DWSTER  
 WALK at Plot No 20, Calveed  
 Englav Sector-7, Wave City,  
 Chandigarh, India

**IGN ARCHITECTS**  
 ARCHITECTS

ARCHITECT: [Signature]  
 PROJECTS APPROVAL: [Signature]

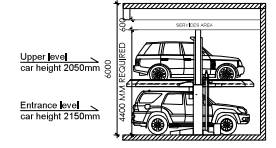
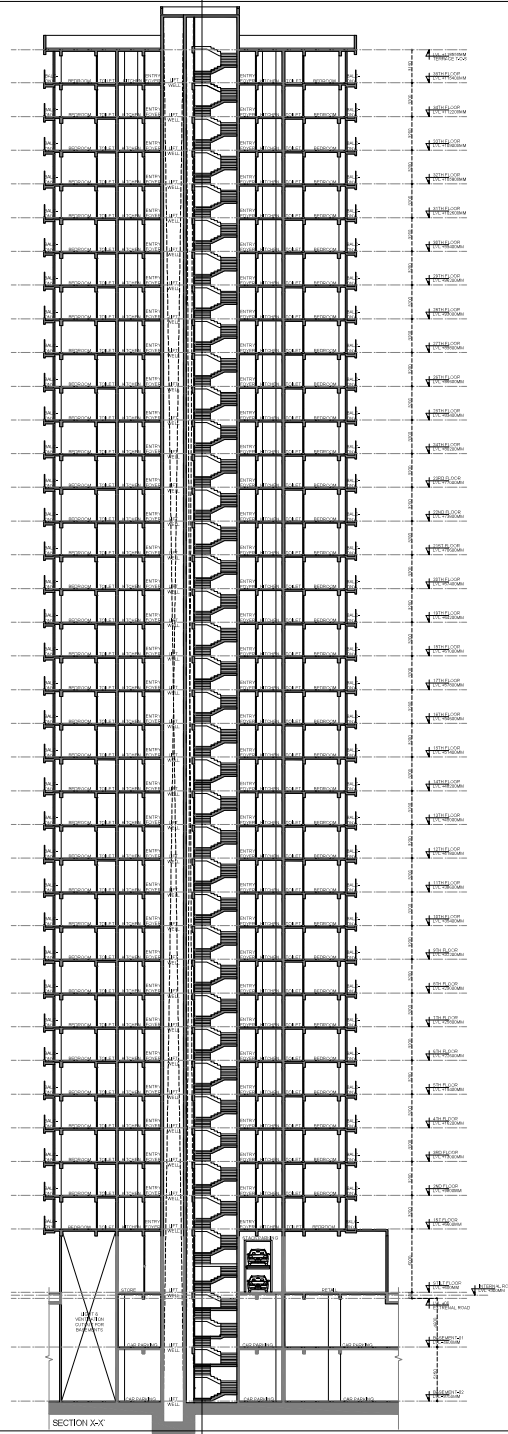
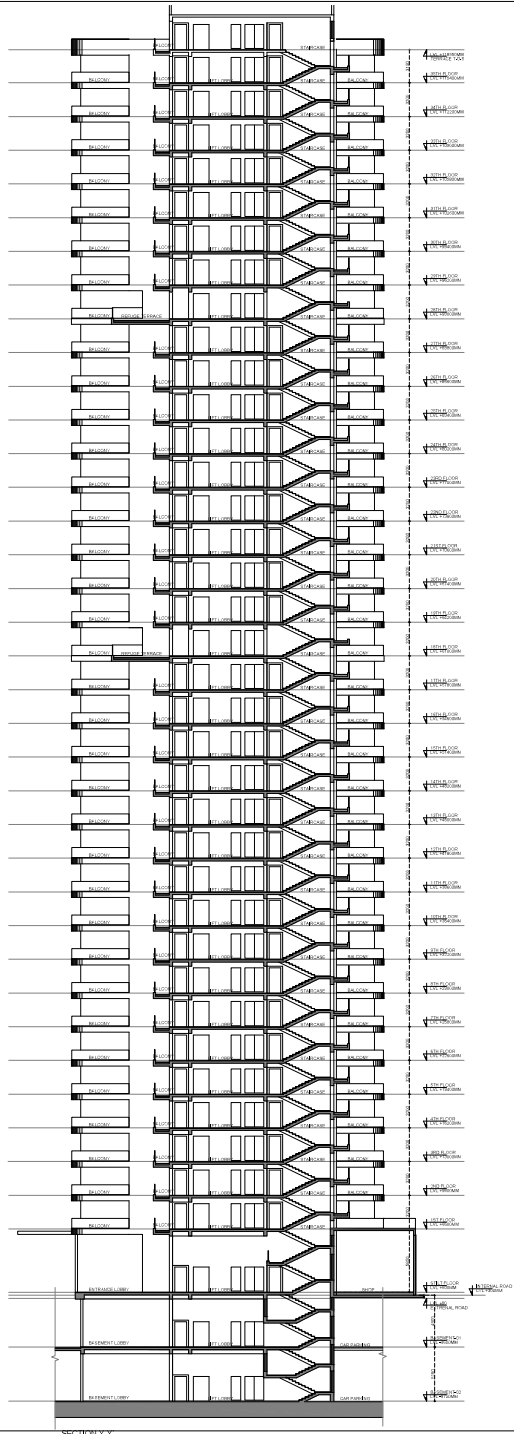
NOTES:  
 1. All dimensions are in meters.  
 2. All dimensions are to be taken as per the drawing.  
 3. All dimensions are to be taken as per the drawing.  
 4. All dimensions are to be taken as per the drawing.

DRAWING TITLE:  
 TOWER-1&2  
 ELEVATION

SCALE: 1:100  
 DATE: 14.08.2025

DWG. NO.:  
 T1&2 - 06

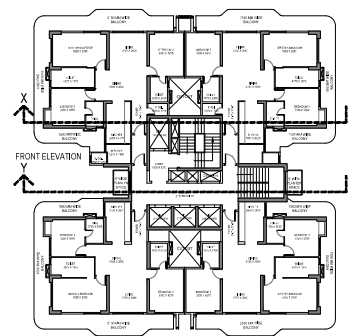
Signature [Signature]



**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		
	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		
	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/BP/25-26/055

**SUBMISSION DRAWING**

PROJECT:  
 Proposed Group Housing OXYSTER  
 W&A of P&M No 20, Chawind  
 Entrance Section-1 Wave City  
 Checked: Uthairathana

SCALE: 1:100

**KGN ARCHITECTS**  
 ARCHITECTS & ENGINEERS

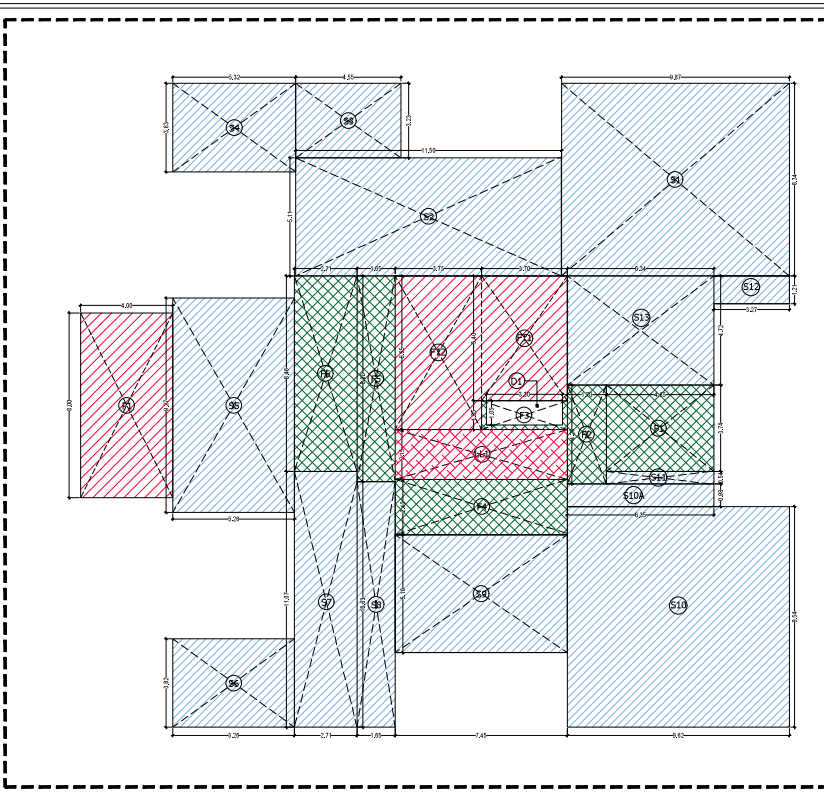
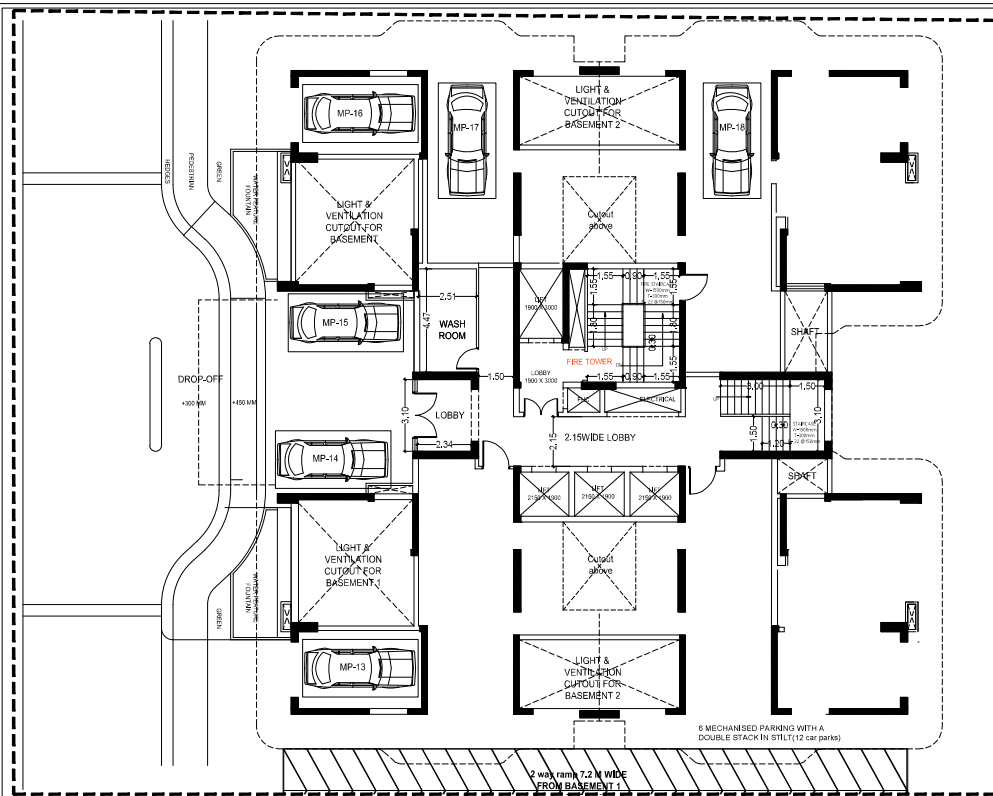
ALPHABETICALLY ARCHITECTS'S SIGNATURE

DATE: 14.08.2025

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

SCALE: 1:100 DWG. NO.:  
**T1&2 - 07**

Signature



DOOR-WINDOW SCHEDULE				
DOOR TAG	DOOR SIZE	CILL	LINTEL	
DW01	1500 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 x 1200	1200	2400	

- FAR
- STILL 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	4.85	3.74	1 17.351
2	F2	1.70	4.28	1 7.275
3	F3	3.75	1.55	1 4.803
4	F4	7.45	2.40	1 17.880
5	F5	1.95	0.90	1 1.488
6	F6	2.71	0.90	1 2.027
<b>TOTAL (A)</b>				<b>64.821</b>
DIRECTION (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>
<b>NET FLOOR AREA</b>				<b>68.286</b>
NON FAR AREA				
PORCH AREA				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	P1	4	5	1 20.000
<b>COVERED AREA OF PORCH (P)</b>				<b>20.000</b>
FIRE TOWER AREA				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	F12	3.7	5.4	1 20.000
<b>AREA OFFICE TOWER (F)</b>				<b>49.918</b>
<b>TOTAL NON FAR AREA (NPV)</b>				<b>70.918</b>

STILT AREA				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	S1	9.87	0.34	1 22.316
2	S2	11.5	5.11	1 98.765
3	S3	4.55	3.23	1 14.897
4	S4	5.32	3.82	1 20.319
5	S5	5.26	0.27	1 48.790
6	S6	5.36	3.82	1 20.393
7	S7	2.71	11.07	1 30.000
8	S8	1.65	15.03	1 17.540
9	S9	7.45	5.10	1 37.995
10	S10	0.92	0.94	1 0.778
11	S11A	0.39	0.98	1 0.225
12	S11	4.65	0.94	1 2.511
13	S12	3.27	1.21	1 3.957
14	S13	0.34	4.72	1 20.000
<b>STILT AREAS</b>				<b>484.001</b>
LIFT LOBBY AREA				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	L11	7.45	2.15	1 16.018

AREA STATEMENT OF TOWER-3 (IN SQUARE METERS)												
S. NO	FLOOR	FAR AREA	DOCKERS/BLOCKY AREA (25% IN FAR)	DICKER/BLOCKY AREA (40-75% IN FAR)	NON FAR PORCH AREA (STARCE/PORCH)	5% FACILITY AREA	OTHER AREA AT GROUND (STILT PROJECTION)	COVERED AREA WITH BALCONY (FOR FIE)	TOTAL GROUND COVERAGE	NO OF PROPOSED UNITS	REQUIRED EIS	
1	2	3	4	5	6	7	8	9	10	11		
1	GROUND/STILT	81.356				75.918	16.018	484.931	639.222	639.222	0	
2	1ST FLOOR	551.356	0.904	2.562	192.768	44.918	16.018	1.884	809.535	4	5	
3	2ND FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
4	3RD FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
5	4TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
6	5TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
7	6TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
8	7TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
9	8TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
10	9TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
11	10TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
12	11TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
13	12TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
14	13TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
15	14TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
16	15TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
17	16TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
18	17TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
19	18TH FLOOR	549.648	0.904	2.562	195.442	73.115	16.018	1.884	839.701	4	5	
20	19TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
21	20TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
22	21TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
23	22ND FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
24	23RD FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
25	24TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
26	25TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
27	26TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
28	27TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
29	28TH FLOOR	549.648	0.904	2.562	195.442	73.115	16.018	1.884	839.701	4	5	
30	29TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
31	30TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
32	31TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
33	32ND FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
34	33RD FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
35	34TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
36	35TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
37	36TH FLOOR	551.356	0.904	2.562	200.118	44.918	16.018	1.884	819.865	4	5	
38	MULTI				115.743	0.000			115.743			
39	TOTAL	18375.411	30.240	90.720	6889.430	1821.171	576.630	530.871	28384.232	639.222	140.000	175.000

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

**SUBMISSION DRAWING**

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

**KGN ARCHITECTS**  
101/102, PUNJAB NAGAR, 1ST FLOOR,  
OPPOSITE TO THE STATE BANK OF INDIA,  
INDIA - 110028 DELHI

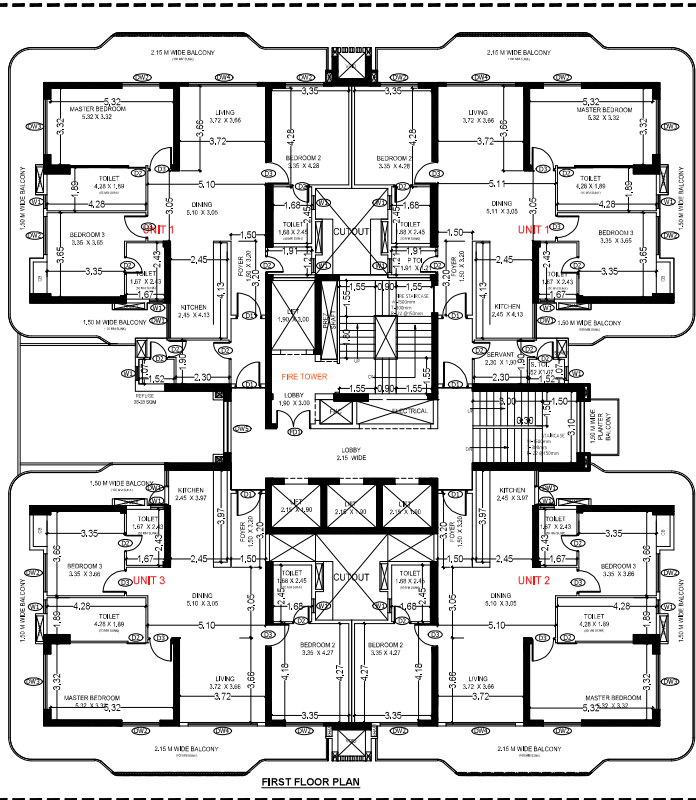
AUTH. SIGNATORY ARCHITECT'S SIGNATURE

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

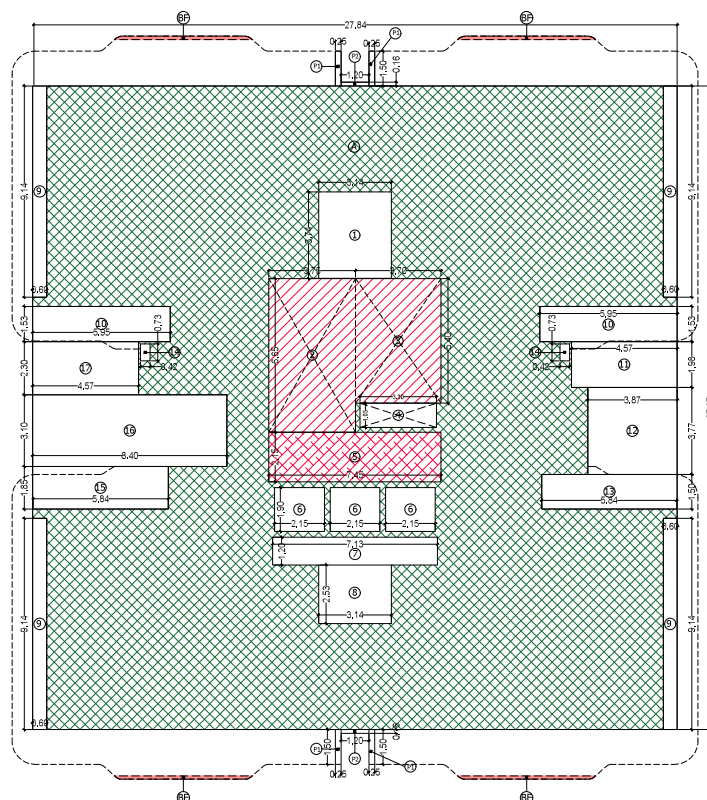
DRAWING TITLE  
**TOWER-3  
STILT PLANS WITH AREA  
CALCULATION**

SCALE 1:100 DWG. NO.  
DATE: 14.08.2025 T3 - 01

Signature

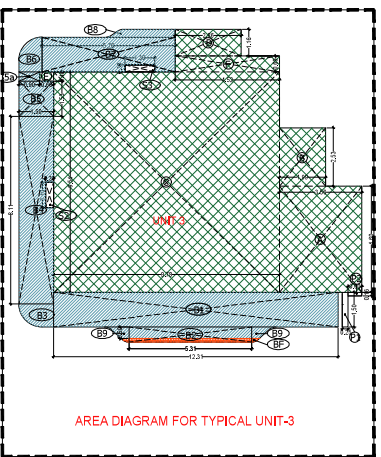
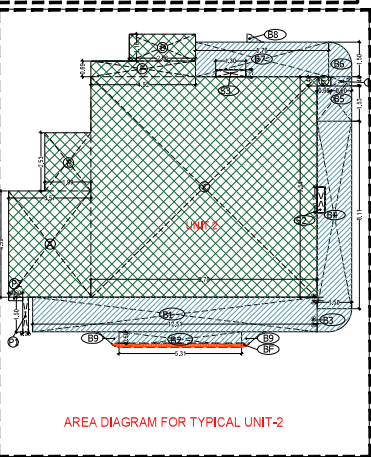
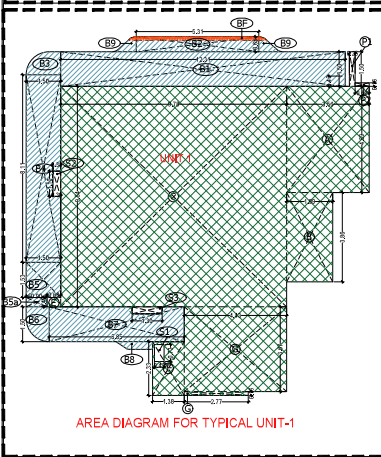
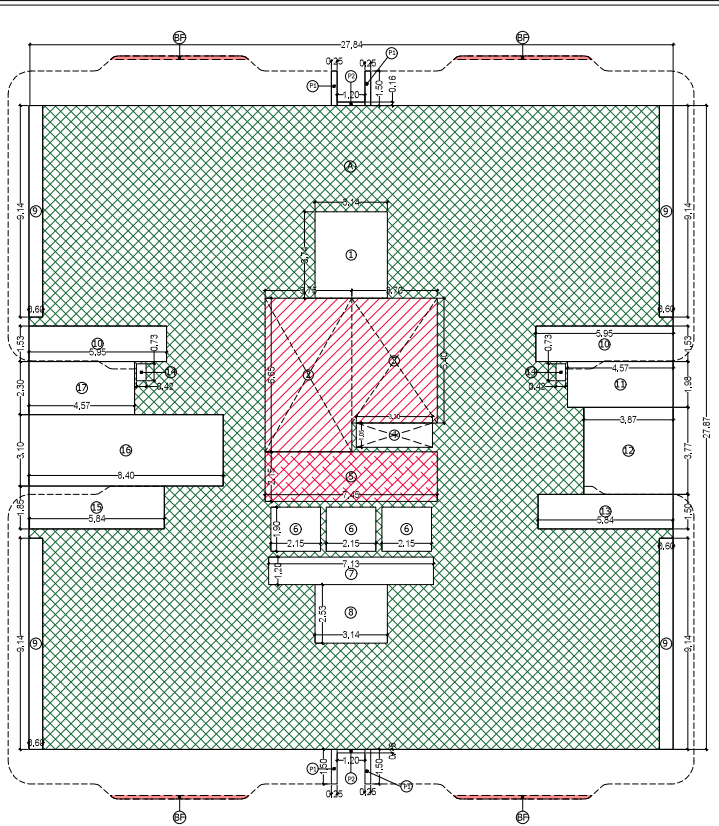
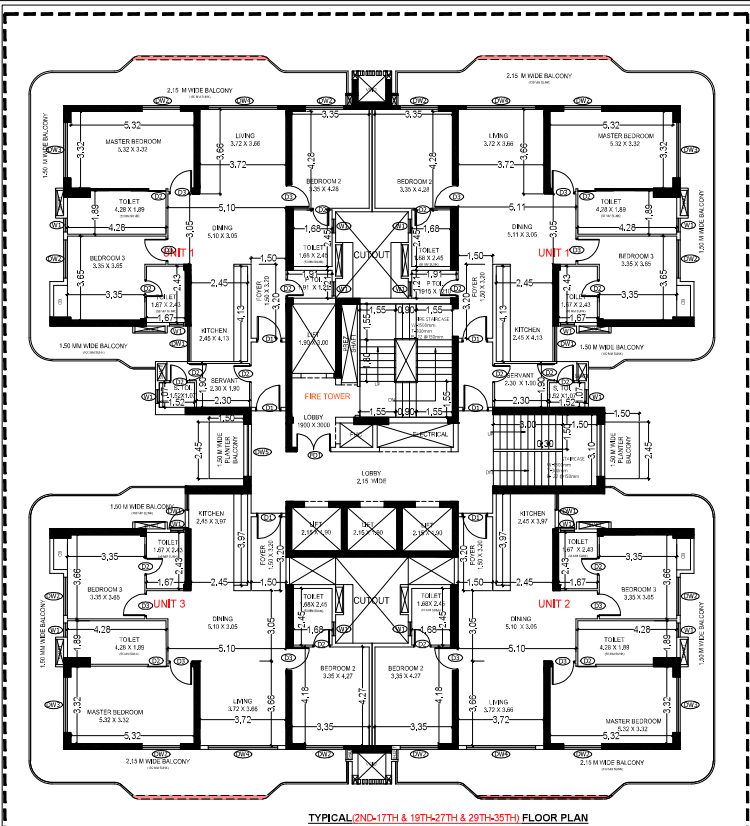


FIRST FLOOR PLAN



BT

FAR AND BALCONY AREA CALCULATION OF UNIT NO-1 (UNIT 1)					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	3.35	1.80	1	6.03
2	B	3.35	1.80	1	6.03
3	C	3.35	1.80	1	6.03
4	D	3.35	1.80	1	6.03
5	E	3.35	1.80	1	6.03
6	F	3.35	1.80	1	6.03
7	G	3.35	1.80	1	6.03
8	H	3.35	1.80	1	6.03
9	I	3.35	1.80	1	6.03
10	J	3.35	1.80	1	6.03
11	K	3.35	1.80	1	6.03
12	L	3.35	1.80	1	6.03
13	M	3.35	1.80	1	6.03
14	N	3.35	1.80	1	6.03
15	O	3.35	1.80	1	6.03
16	P	3.35	1.80	1	6.03
17	Q	3.35	1.80	1	6.03
18	R	3.35	1.80	1	6.03
19	S	3.35	1.80	1	6.03
20	T	3.35	1.80	1	6.03
21	U	3.35	1.80	1	6.03
22	V	3.35	1.80	1	6.03
23	W	3.35	1.80	1	6.03
24	X	3.35	1.80	1	6.03
25	Y	3.35	1.80	1	6.03
26	Z	3.35	1.80	1	6.03
27	AA	3.35	1.80	1	6.03
28	AB	3.35	1.80	1	6.03
29	AC	3.35	1.80	1	6.03
30	AD	3.35	1.80	1	6.03
31	AE	3.35	1.80	1	6.03
32	AF	3.35	1.80	1	6.03
33	AG	3.35	1.80	1	6.03
34	AH	3.35	1.80	1	6.03
35	AI	3.35	1.80	1	6.03
36	AJ	3.35	1.80	1	6.03
37	AK	3.35	1.80	1	6.03
38	AL	3.35	1.80	1	6.03
39	AM	3.35	1.80	1	6.03
40	AN	3.35	1.80	1	6.03
41	AO	3.35	1.80	1	6.03
42	AP	3.35	1.80	1	6.03
43	AQ	3.35	1.80	1	6.03
44	AR	3.35	1.80	1	6.03
45	AS	3.35	1.80	1	6.03
46	AT	3.35	1.80	1	6.03
47	AU	3.35	1.80	1	6.03
48	AV	3.35	1.80	1	6.03
49	AW	3.35	1.80	1	6.03
50	AX	3.35	1.80	1	6.03
51	AY	3.35	1.80	1	6.03
52	AZ	3.35	1.80	1	6.03
53	BA	3.35	1.80	1	6.03
54	BB	3.35	1.80	1	6.03
55	BC	3.35	1.80	1	6.03
56	BD	3.35	1.80	1	6.03
57	BE	3.35	1.80	1	6.03
58	BF	3.35	1.80	1	6.03
59	BG	3.35	1.80	1	6.03
60	BH	3.35	1.80	1	6.03
61	BI	3.35	1.80	1	6.03
62	BJ	3.35	1.80	1	6.03
63	BK	3.35	1.80	1	6.03
64	BL	3.35	1.80	1	6.03
65	BM	3.35	1.80	1	6.03
66	BN	3.35	1.80	1	6.03
67	BO	3.35	1.80	1	6.03
68	BP	3.35	1.80	1	6.03
69	BQ	3.35	1.80	1	6.03
70	BR	3.35	1.80	1	6.03
71	BS	3.35	1.80	1	6.03
72	BT	3.35	1.80	1	6.03
73	BU	3.35	1.80	1	6.03
74	BV	3.35	1.80	1	6.03
75	BW	3.35	1.80	1	6.03
76	BX	3.35	1.80	1	6.03
77	BY	3.35	1.80	1	6.03
78	BZ	3.35	1.80	1	6.03
79	CA	3.35	1.80	1	6.03
80	CB	3.35	1.80	1	6.03
81	CC	3.35	1.80	1	6.03
82	CD	3.35	1.80	1	6.03
83	CE	3.35	1.80	1	6.03
84	CF	3.35	1.80	1	6.03
85	CG	3.35	1.80	1	6.03
86	CH	3.35	1.80	1	6.03
87	CI	3.35	1.80	1	6.03
88	CJ	3.35	1.80	1	6.03
89	CK	3.35	1.80	1	6.03
90	CL	3.35	1.80	1	6.03
91	CM	3.35	1.80	1	6.03
92	CN	3.35	1.80	1	6.03
93	CO	3.35	1.80	1	6.03
94	CP	3.35	1.80	1	6.03
95	CQ	3.35	1.80	1	6.03
96	CR	3.35	1.80	1	6.03
97	CS	3.35	1.80	1	6.03
98	CT	3.35	1.80	1	6.03
99	CU	3.35	1.80	1	6.03
100	CV	3.35	1.80	1	6.03
101	CW	3.35	1.80	1	6.03
102	CX	3.35	1.80	1	6.03
103	CY	3.35	1.80	1	6.03
104	CZ	3.35	1.80	1	6.03
105	DA	3.35	1.80	1	6.03
106	DB	3.35	1.80	1	6.03
107	DC	3.35	1.80	1	6.03
108	DD	3.35	1.80	1	6.03
109	DE	3.35	1.80	1	6.03
110	DF	3.35	1.80	1	6.03
111	DG	3.35	1.80	1	6.03
112	DH	3.35	1.80	1	6.03
113	DI	3.35	1.80	1	6.03
114	DJ	3.35	1.80	1	6.03
115	DK	3.35	1.80	1	6.03
116	DL	3.35	1.80	1	6.03
117	DM	3.35	1.80	1	6.03
118	DN	3.35	1.80	1	6.03
119	DO	3.35	1.80	1	6.03
120	DP	3.35	1.80	1	6.03
121	DQ	3.35	1.80	1	6.03
122	DR	3.35	1.80	1	6.03
123	DS	3.35	1.80	1	6.03
124	DT	3.35	1.80	1	6.03
125	DU	3.35	1.80	1	6.03
126	DV	3.35	1.80	1	6.03
127	DW	3.35	1.80	1	6.03
128	DX	3.35	1.80	1	6.03
129	DY	3.35	1.80	1	6.03
130	DZ	3.35	1.80	1	6.03
131	EA	3.35	1.80	1	6.03
132	EB	3.35	1.80	1	6.03
133	EC	3.35	1.80	1	6.03
134	ED	3.35	1.80	1	6.03
135	EE	3.35	1.80	1	6.03
136	EF	3.35	1.80	1	6.03
137	EG	3.35	1.80	1	6.03
138	EH	3.35	1.80	1	6.03
139	EI	3.35	1.80	1	6.03
140	EJ	3.35	1.80	1	6.03
141	EK	3.35	1.80	1	6.03
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149	ES	3.35	1.80	1	6.03
150	ET	3.35	1.80	1	6.03
151	EU	3.35	1.80	1	6.03
152	EV	3.35	1.80	1	6.03
153	EW	3.35	1.80	1	6.03
154	EX	3.35	1.80	1	6.03
155	EY	3.35	1.80	1	6.03
156	EZ	3.35	1.80	1	6.03
157	FA	3.35	1.80	1	6.03
158	FB	3.35	1.80	1	6.03
159	FC	3.35	1.80	1	6.03
160	FD	3.35	1.80	1	6.03
161	FE	3.35	1.80	1	6.03
162	FF	3.35	1.80	1	6.03
163	FG	3.35	1.80	1	6.03
164	FH	3.35	1.80	1	6.03
165	FI	3.35	1.80	1	6.03
166	FJ	3.35	1.80	1	6.03
167	FK	3.35	1.80	1	6.03
168	FL	3.35	1.80	1	6.03
169	FM	3.35	1.80	1	6.03
170	FN	3.35	1.80	1	6.03
171	FO	3.35	1.80	1	6.03
172	FP	3.35	1.80	1	6.03
173	FQ	3.35	1.80	1	6.03
174	FR	3.35	1.80	1	6.03
175	FS	3.35	1.80	1	6.03
176	FT	3.35	1.80	1	6.03
177	FU	3.35	1.80	1	6.03
178	FV	3.35	1.80	1	6.03
179	FW	3.35	1.80	1	6.03
180	FX	3.35	1.80	1	6.03
181	FY	3.35	1.80	1	6.03
182	FZ	3.35	1.80	1	6.03
183	GA	3.35	1.80	1	6.03
184	GB	3.35	1.80	1	6.03
185	GC	3.35	1.80	1	6.03
186	GD	3.35	1.80	1	6.03
187	GE	3.35	1.80	1	6.03
188	GF	3.35	1.80	1	6.03
189	GG	3.35	1.80	1	6.03
190	GH	3.35	1.80	1	6.03
191	GI	3.35	1.80	1	6.03
192	GJ	3.35	1.80	1	6.03
193	GK	3.35	1.80	1	6.03
194	GL	3.35	1.80	1	6.03
195	GM	3.35	1.80	1	6.03
196	GN	3.35	1.80	1	6.03
197	GO	3.35	1.80	1	6.03
198	GP	3.35	1.80	1	6.03
199	GQ	3.35	1.80	1	6.03
200	GR	3.35	1.80	1	6.03
201	GS	3.35	1.80	1	6.03
202	GT	3.35	1.80	1	6.03
203	GU	3.35	1.80	1	6.03
204	GV	3.35	1.80	1	6.03
205	GW	3.35	1.80	1	6.03
206	GX	3.35	1.80	1	6.03
207	GY	3.35	1.80	1	6.03
208	GZ	3.35	1.80	1	6.03
209	HA	3.35	1.80	1	6.03
210	HB	3.35	1.80	1	6.03
211	HC	3.35	1.80	1	6.03
212	HD	3.35	1.80	1	6.03
213	HE	3.35	1.80	1	6.03
214	HF	3.35	1.80	1	6.03
215	HG	3.35	1.80	1	6.03
216	HH	3.35	1.80	1	6.03
217	HI	3.35	1.80	1	6.03
218	HJ	3.35	1.80	1	6.03
219	HK	3.35	1.80	1	6.03
220	HL	3.35	1.80	1	6.03
221	HM	3.35	1.80	1	6.03
222	HN	3.35	1.80	1	6.03
223	HO	3.35	1.80	1	6.03
224	HP	3.35	1.80	1	6.03
225	HQ	3.35	1.80	1	6.03
226	HR	3.35	1.80	1	6.03
227	HS	3.35	1.80	1	6.03
228	HT	3.35	1.80	1	6.03
229	HU	3.35	1.80	1	6.03
230	HV	3.35	1.80	1	6.03
231	HW	3.35	1.80	1	6.03
232	HX	3.35	1.80	1	6.03



AREA STATEMENT OF TYPICAL FLOOR FOR TOWER-3					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.00
4	BF	POLYLINE(216)		4	0.86
<b>TOTAL (A)</b>					<b>775.86</b>
DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.14	3.74	1	11.74
2	2	3.75	6.66	1	24.94
3	3	3.70	5.40	1	19.98
4	4	3.30	1.06	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	2.53	1	7.94
14	9	0.80	5.14	4	21.54
15	10	5.95	1.53	2	18.21
16	11	4.57	1.66	1	9.06
17	12	3.87	3.77	1	14.58
18	13	5.84	1.50	1	8.76
19	14	0.42	0.73	2	0.61
20	15	5.84	1.80	1	10.50
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 FLOOR AREA</b>					<b>549.45</b>
OTHER PROJECTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	18	0.25	1.80	4	1.80
2	19	1.20	0.16	2	0.38
<b>TOTAL</b>					<b>2.18</b>

FOR THE BUILD UP AREA CALCULATION OF TOWER-3 (TOWER-3)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	27.84	27.87	1	775.00
2	B	3.14	3.74	1	11.74
3	C	3.75	6.66	1	24.94
4	D	3.70	5.40	1	19.98
5	E	3.30	1.06	1	3.47
6	F	7.45	2.15	1	16.02
7	G	2.15	1.90	3	12.26
8	H	7.13	1.20	1	8.56
9	I	3.14	2.53	1	7.94
10	J	0.80	5.14	4	21.54
11	K	5.95	1.53	2	18.21
12	L	4.57	1.66	1	9.06
13	M	3.87	3.77	1	14.58
14	N	5.84	1.50	1	8.76
15	O	0.42	0.73	2	0.61
16	P	5.84	1.80	1	10.50
17	Q	8.40	3.10	1	26.04
18	R	4.57	2.30	1	10.51
<b>TOTAL (A+B+C+D+E+F+G+H+I+J+K+L+M+N+O+P+Q+R)</b>					<b>1071.88</b>
<b>NET FLOOR AREA</b>					<b>549.45</b>

DOOR-WINDOW SCHEDULE					
DOOR	DOOR TYPE	CALL	UNIT		
DW01	1500 X 2400	400	2400		
DW02	1800 X 2400	400	2400		
DW03	2400 X 2400	400	2400		
DW04	3000 X 2400	400	2400		
DW05	2250 X 2400	400	2400		
WINDOW SCHEDULE					
W. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
W01	800 X 1200	1200	2400		

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

**SUBMISSION DRAWING**

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

SUBMISSION ARCHITECT

**KGN ARCHITECTS**  
CORPORATE OFFICE: PLOT NO. 20, OATWOOD ENCLAVE, SECTOR-1 WAVE CITY, GHAZIABAD, UTTAR PRADESH

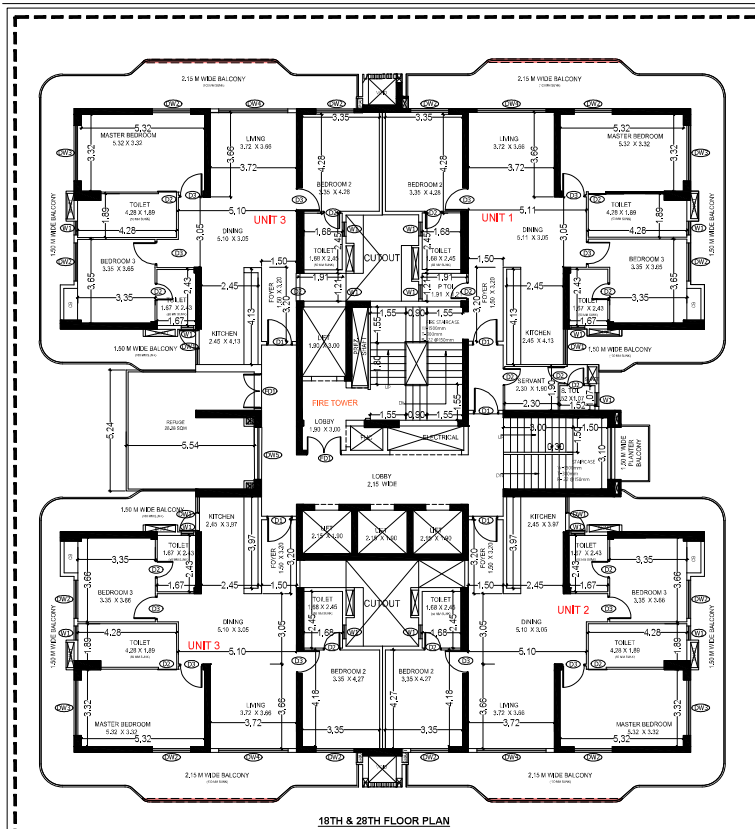
AUTH. SIGNATORY: [Signature] ARCHITECT'S SIGNATURE: [Signature]

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

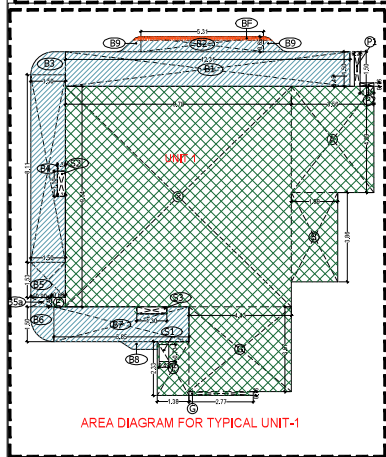
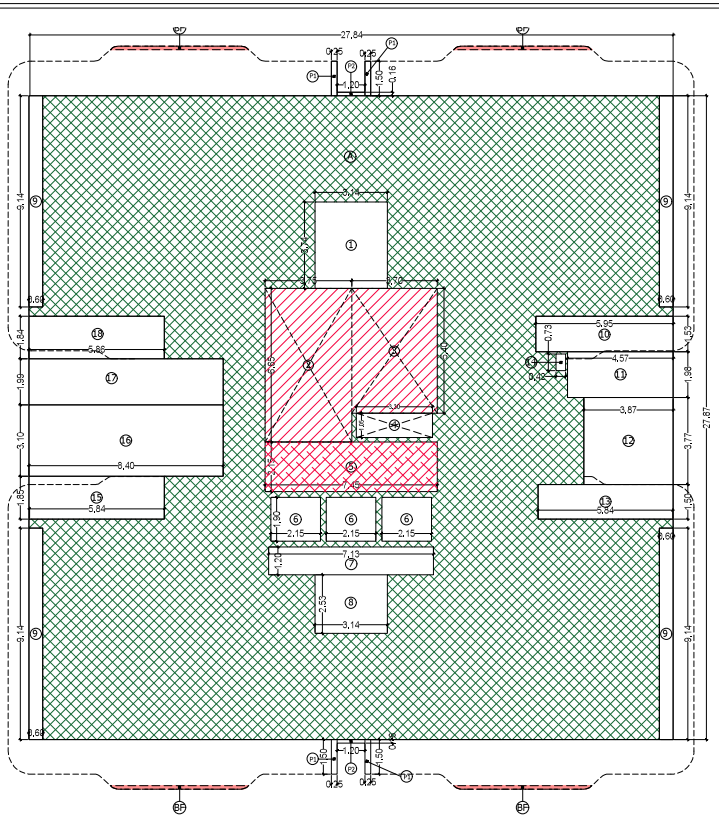
DRAWING TITLE: TOWER-3 TYPICAL (2ND-17TH & 19TH-27TH & 29TH-35TH) FLOOR PLANS WITH AREA CALCULATION

SCALE: 1:100 DWG. NO.: T3-03  
DATE: 14.08.2025

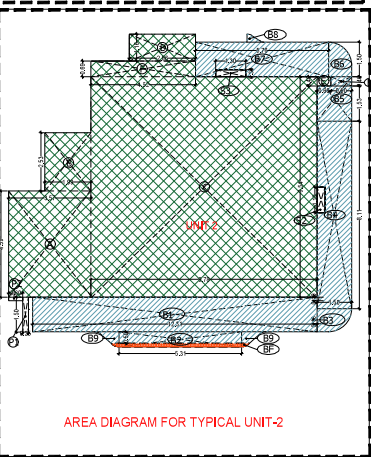
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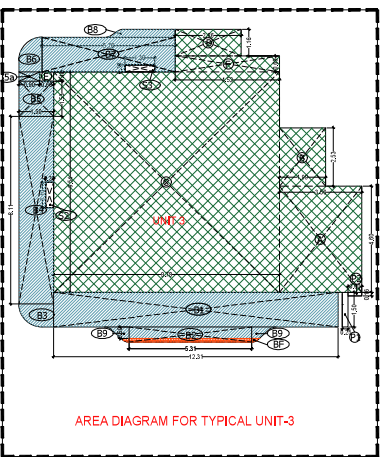
18TH & 28TH FLOOR PLAN



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-3

S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	AD	5.54	2.97	1	16.36
2	BE	5.54	2.97	1	16.36
3	BE	5.54	2.97	1	16.36
4	BE	5.54	2.97	1	16.36
TOTAL (AD)					65.04

DEDUCTION					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	3.14	3.14	1	9.86
2	2	3.70	0.80	1	2.96
3	3	3.70	0.40	1	1.48
4	4	3.30	1.95	1	6.44
5	5	7.45	2.15	1	16.03
6	6	2.15	1.60	3	10.38
7	7	7.15	1.35	1	9.65
8	8	3.14	2.53	1	7.94
9	9	1.60	3.14	4	20.14
10	10	5.06	1.53	1	7.74
11	11	4.57	1.58	1	7.22
12	12	3.97	3.97	1	15.76
13	13	5.96	1.80	1	10.73
14	14	0.42	0.23	2	0.19
15	15	5.54	1.95	1	10.80
16	16	5.40	3.10	1	16.74
17	17	4.57	2.30	1	10.51
18	18	5.06	1.84	1	9.31
TOTAL (B)					227.05
NET AREA (A-B)					42.99

REFUGE AREA					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	AD	5.54	5.55	1	30.73
REFUGE AREA					30.73

OVERSPECIFICATION					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	AD	0.26	1.50	4	1.56
2	BE	1.20	0.81	2	0.98
TOTAL					2.54

REFUGE FLOOR FAR AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 1804

S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	AD	3.30	2.70	1	8.91
2	AD	3.30	1.50	1	4.95
3	AD	3.30	1.50	1	4.95
4	AD	3.30	1.50	1	4.95
5	AD	3.30	1.50	1	4.95
6	AD	3.30	1.50	1	4.95
7	AD	3.30	1.50	1	4.95
8	AD	3.30	1.50	1	4.95
9	AD	3.30	1.50	1	4.95
10	AD	3.30	1.50	1	4.95
11	AD	3.30	1.50	1	4.95
12	AD	3.30	1.50	1	4.95
13	AD	3.30	1.50	1	4.95
14	AD	3.30	1.50	1	4.95
15	AD	3.30	1.50	1	4.95
16	AD	3.30	1.50	1	4.95
17	AD	3.30	1.50	1	4.95
18	AD	3.30	1.50	1	4.95
19	AD	3.30	1.50	1	4.95
20	AD	3.30	1.50	1	4.95
TOTAL ADDITION					101.58

UNIT 1 AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 1804					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	AD	3.30	1.50	1	4.95
2	AD	3.30	1.50	1	4.95
3	AD	3.30	1.50	1	4.95
4	AD	3.30	1.50	1	4.95
5	AD	3.30	1.50	1	4.95
6	AD	3.30	1.50	1	4.95
7	AD	3.30	1.50	1	4.95
8	AD	3.30	1.50	1	4.95
9	AD	3.30	1.50	1	4.95
10	AD	3.30	1.50	1	4.95
11	AD	3.30	1.50	1	4.95
12	AD	3.30	1.50	1	4.95
13	AD	3.30	1.50	1	4.95
14	AD	3.30	1.50	1	4.95
15	AD	3.30	1.50	1	4.95
16	AD	3.30	1.50	1	4.95
17	AD	3.30	1.50	1	4.95
18	AD	3.30	1.50	1	4.95
19	AD	3.30	1.50	1	4.95
20	AD	3.30	1.50	1	4.95
TOTAL ADDITION					101.58

UNIT 2 AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 1804					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	AD	3.30	1.50	1	4.95
2	AD	3.30	1.50	1	4.95
3	AD	3.30	1.50	1	4.95
4	AD	3.30	1.50	1	4.95
5	AD	3.30	1.50	1	4.95
6	AD	3.30	1.50	1	4.95
7	AD	3.30	1.50	1	4.95
8	AD	3.30	1.50	1	4.95
9	AD	3.30	1.50	1	4.95
10	AD	3.30	1.50	1	4.95
11	AD	3.30	1.50	1	4.95
12	AD	3.30	1.50	1	4.95
13	AD	3.30	1.50	1	4.95
14	AD	3.30	1.50	1	4.95
15	AD	3.30	1.50	1	4.95
16	AD	3.30	1.50	1	4.95
17	AD	3.30	1.50	1	4.95
18	AD	3.30	1.50	1	4.95
19	AD	3.30	1.50	1	4.95
20	AD	3.30	1.50	1	4.95
TOTAL ADDITION					101.58

UNIT 3 AREA STATEMENT

FAR AND BUILT UP AREA CALCULATION OF UNIT NO. 1804					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	AD	3.30	1.50	1	4.95
2	AD	3.30	1.50	1	4.95
3	AD	3.30	1.50	1	4.95
4	AD	3.30	1.50	1	4.95
5	AD	3.30	1.50	1	4.95
6	AD	3.30	1.50	1	4.95
7	AD	3.30	1.50	1	4.95
8	AD	3.30	1.50	1	4.95
9	AD	3.30	1.50	1	4.95
10	AD	3.30	1.50	1	4.95
11	AD	3.30	1.50	1	4.95
12	AD	3.30	1.50	1	4.95
13	AD	3.30	1.50	1	4.95
14	AD	3.30	1.50	1	4.95
15	AD	3.30	1.50	1	4.95
16	AD	3.30	1.50	1	4.95
17	AD	3.30	1.50	1	4.95
18	AD	3.30	1.50	1	4.95
19	AD	3.30	1.50	1	4.95
20	AD	3.30	1.50	1	4.95
TOTAL ADDITION					101.58

DOOR-WINDOW SCHEDULE

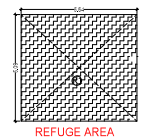
DOOR	DOOR SIZE	CL.	LIMIT
DW01	1050 x 2000	100	2400
DW02	1650 x 2400	400	2400
DW03	2400 x 2400	400	2400
DW04	1000 x 2400	400	2400
DW05	2500 x 2400	400	2400

INTERNAL DOORS					
DOOR	DOOR SIZE	CL.	LIMIT		
DI01	1100 x 2000	100	2400		
DI02	750 x 2400	400	2400		
DI03	1000 x 2400	400	2400		
DI04	1000 x 2400	400	2400		

WINDOWS					
WINDOW	WINDOW SIZE	CL.	LIMIT		
W01	900 x 1000	100	2400		



REFUGE AREA

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

SUBMISSION DRAWING

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

SUBMISSION DRAWING

KNR ARCHITECTS

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

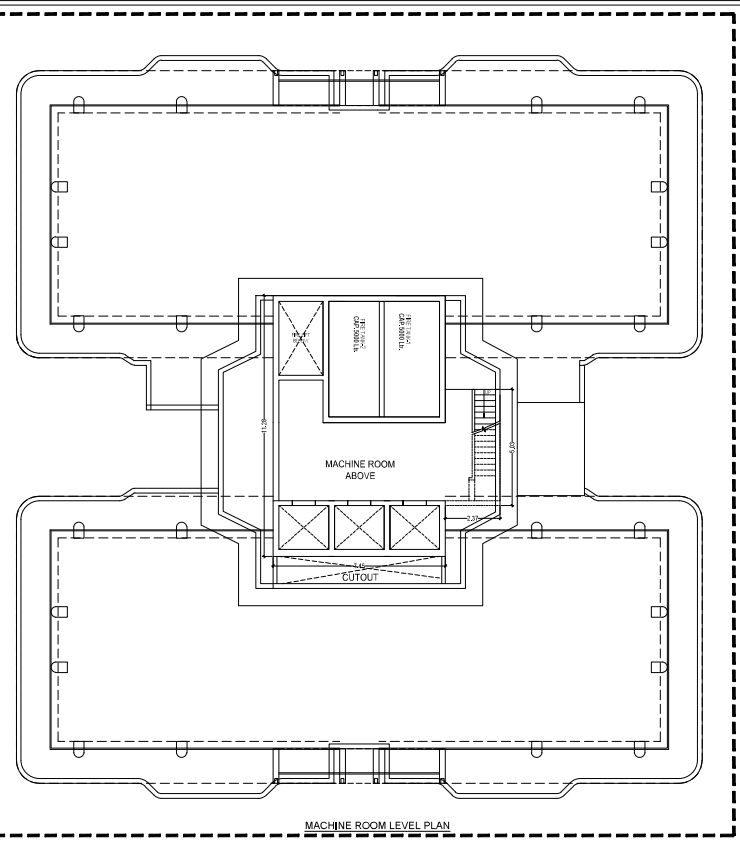
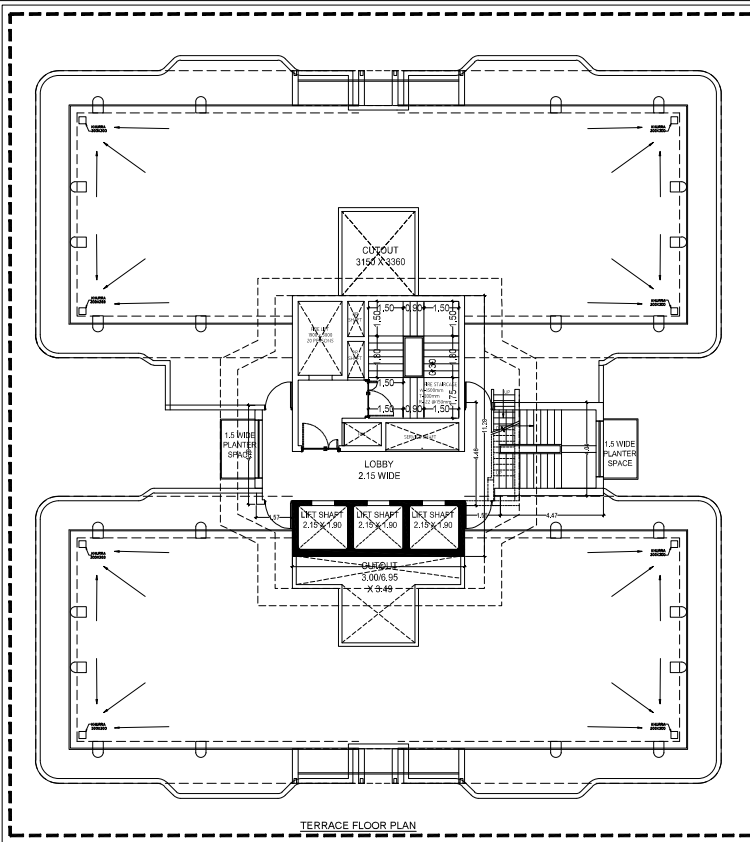
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DRAWING TITLE  
TOWER-3  
REFUGE (18TH & 28TH) FLOOR  
PLANS WITH AREA CALCULATION

SCALE 1:100 DWG. NO.  
DATE: 14.08.2025 T3 - 04

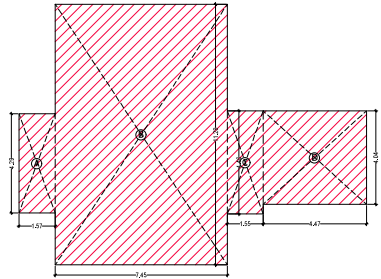
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DOOR-WINDOW SCHEDULE				
ROOM	DOOR SIZE	COLL.	INTR.	
TAG	1800x2100	250	2400	
DW01	1200	2400	250	2400
DW02	1600	2400	250	2400
DW03	2400	2400	250	2400
DW04	3000	3000	250	3000
DW05	2200	2400	250	2400
INTERNAL DOORS				
D01	1100	2400	250	2400
D02	750	2400	250	2400
D03	1000	2400	250	2400
D04	1500	2400	250	2400
WINDOWS				
W01	600	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	7.455	11.290	1	84.036
3	C	1.550	4.460	1	6.913
4	D	4.470	4.040	1	18.069
<b>TOTAL TERRACE NON FAR AREA</b>					<b>116.743</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**  
THE OFFICE OF PROFESSIONAL ARCHITECTS  
 OFFICE ADDRESS: 68, MAIN MARKET ROAD, GHAZIABAD  
 MAIL: KGNARCHITECTS@GMAIL.COM

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

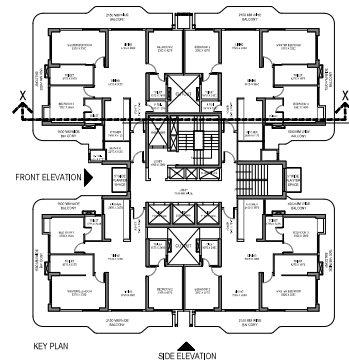
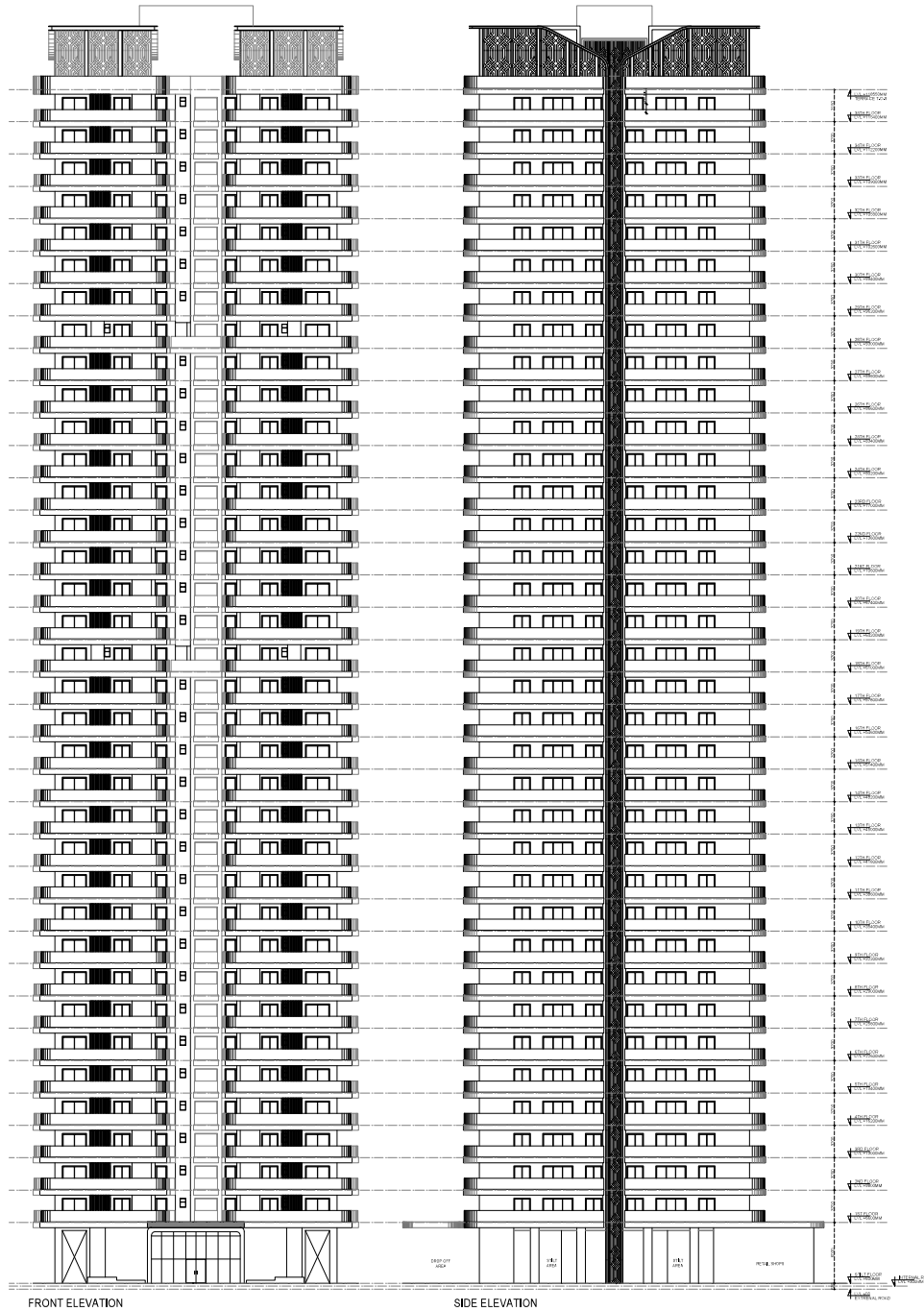
**OWNER:**  
 SKSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

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

**SCALE:** 1:100 **DWG. NO.:** T3 - 05

**DATE:** 14.08.2025

Signature valid



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

**SUBMISSION DRAWING**

**PROJECT**  
 Proposed Group Housing 'OYSTER WALK' at Plot No 22, Carwood Estate Sector, Ultra City Ghaziabad, Uttar Pradesh

**KGN ARCHITECTS**  
 ARCHITECTS

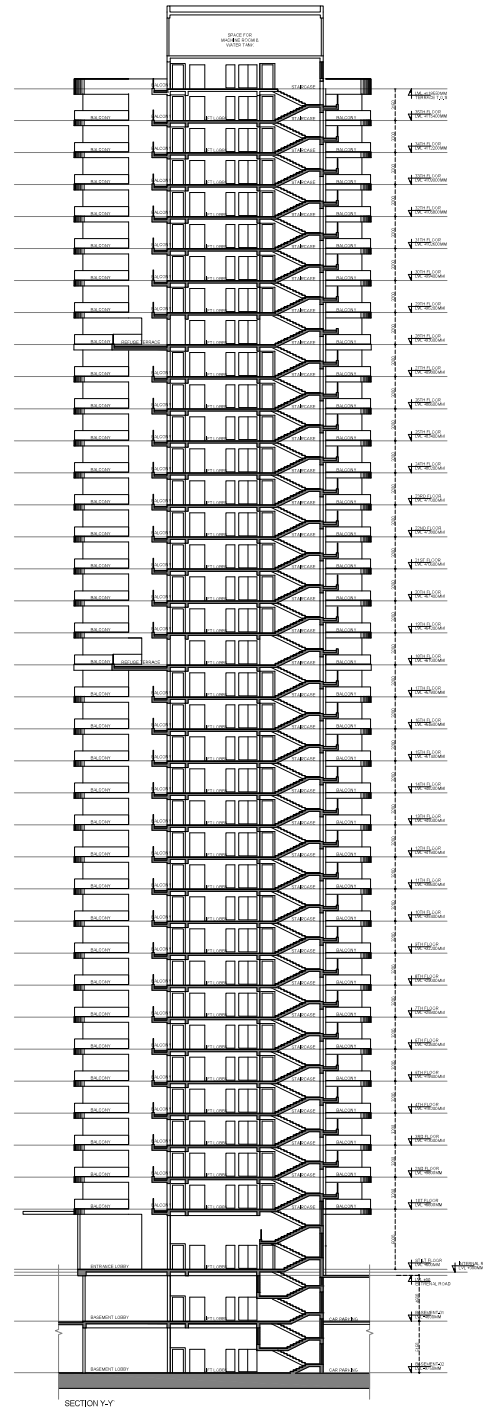
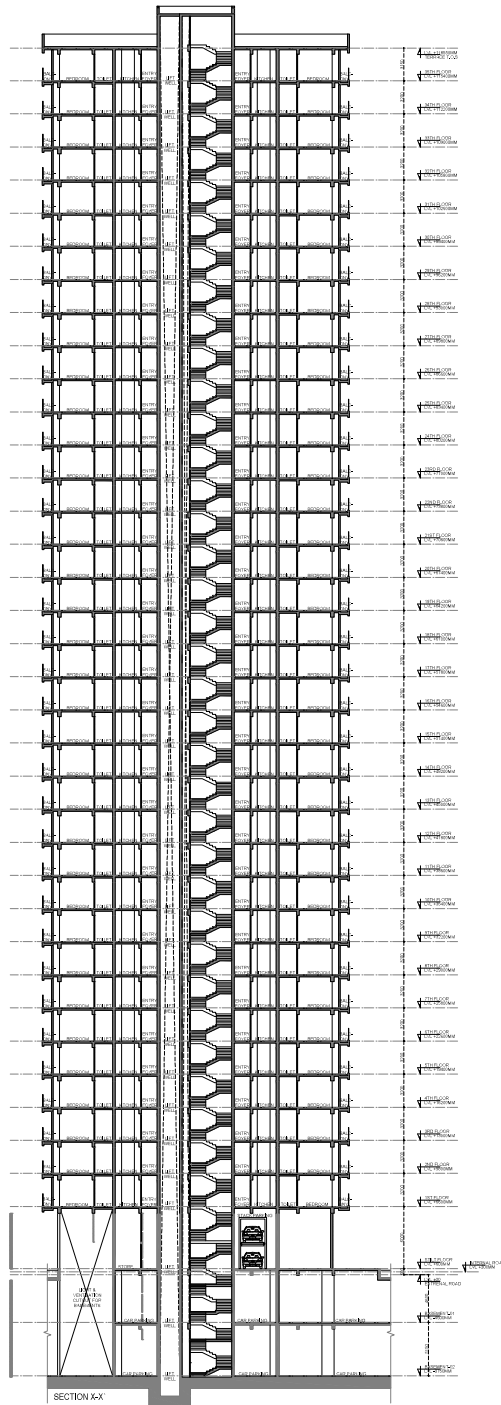
**AUTH.** **ARCHITECT'S SIGNATURE**

**DATE**  
 14.06.2025

**TOWER-3 ELEVATION**

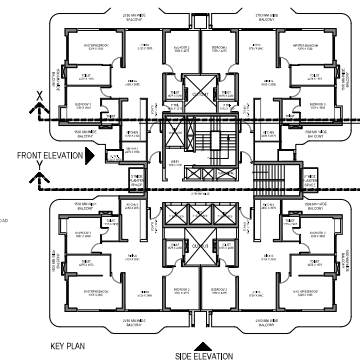
SCALE: 1:100      DWG. NO. T3 - 06  
 DATE: 14.06.2025

**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		
	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		
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. GDA/RP/25-26/0556

**SUBMISSION DRAWING**

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

DATE: 14.06.2025

**KGN ARCHITECTS**  
KGN ARCHITECTS PVT. LTD.  
10/10, Sector-138, Noida, Uttar Pradesh

AUTH. ARCHITECT: [Signature]  
DATE: 14.06.2025

PROJECT'S QUANTITIES  
DATE: 14.06.2025

SCALE: 1:100

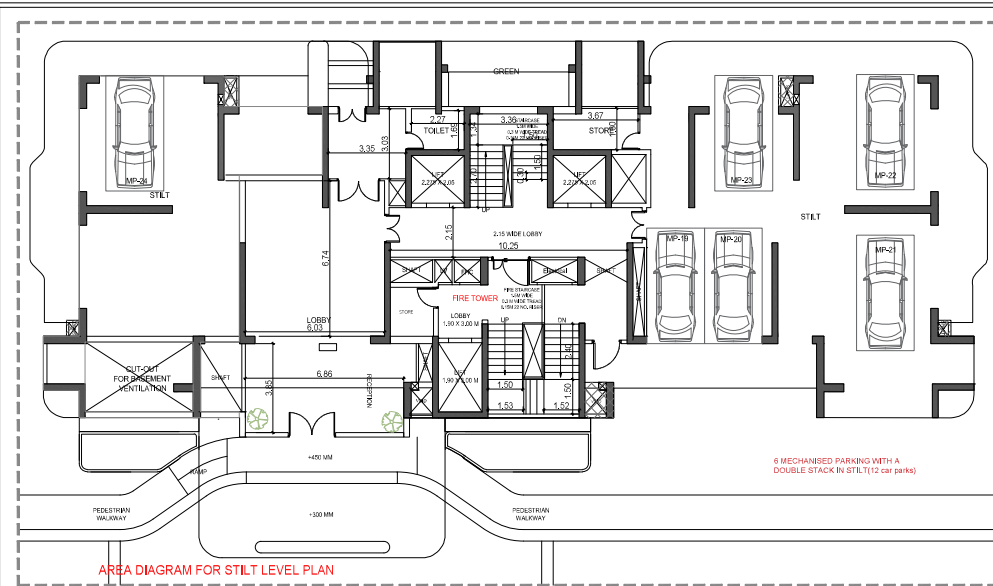
DATE: 14.06.2025

TOWER-3 SECTION

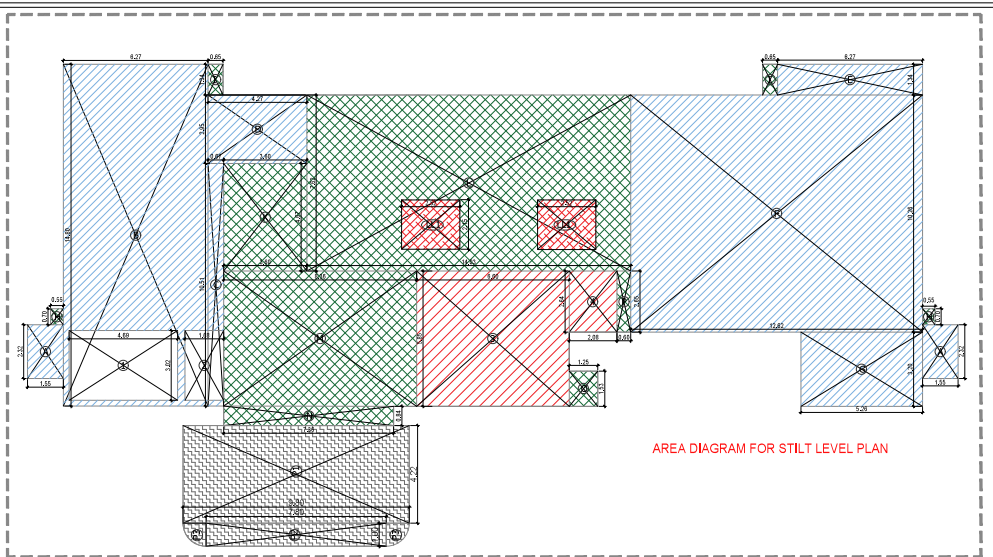
DATE: 14.06.2025

T3 - 07

Signature [Signature]



AREA DIAGRAM FOR STILT LEVEL PLAN



AREA DIAGRAM FOR STILT LEVEL PLAN

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 STAIR ROSE FOR OH REFUGE)	5% FACILITY AREA	OTHER AREA AT GROUND COVERAGE (STILT PROJECTION)	COVERED AREA WITH BALCONY (FOR FEE)	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	148.063				76.066	10.668	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

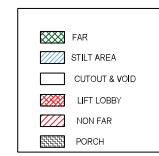
AREA STATEMENT OF STILT FLOOR FOR TOWER-4				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	I	0.650	1.335	2 1.736
3	K	3.660	4.665	1 17.074
4	L	14.030	7.620	1 106.909
5	M	8.355	5.650	1 46.877
6	N	7.360	0.840	1 6.182
7	O	1.245	1.525	1 1.869
8	P	0.600	2.645	1 1.567
TOTAL (A)				194.263

DEDUCTION (B)				
S. NO	LEGEND	LENGTH	WIDTH	NO. AREA
1	LL1	2.525	2.15	2 10.868
2	3	6.60	5.85	1 38.610
3	4	2.08	2.66	1 5.488
TOTAL (B)				54.966
TOTAL FAR AREA=C(A-B)				129.307

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
COVERED AREA OF PORCH				50.746
PERMISSIBLE FAR FREE AREA OF PORCH (50% NH)				32.000
PORCH AREA UNDER FAR (P)				18.746
TOTAL FAR AREA OF STILT FLOOR =C+P				148.053

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	10.235	1 129.544
7	G	5.25	3.225	1 16.868
8	H	0.550	0.700	2 0.770
TOTAL (D)				276.177

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
TOTAL (E)				19.237
TOTAL STILT AREA=D-E				255.940



DOOR-WINDOW SCHEDULE				
DOOR TAG	DOOR WIDTH	DOOR HEIGHT	CELL	LINTEL
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/BP/25-26/0555

**SUBMISSION DRAWING**

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

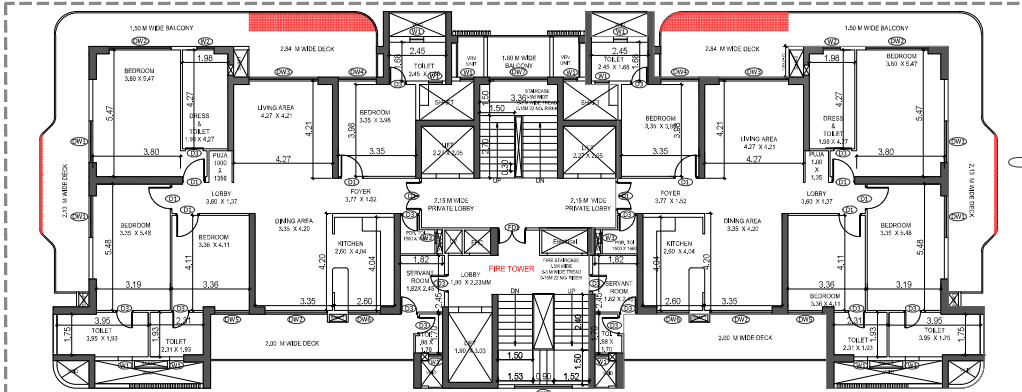
SUBMISSION ARCHITECT  
**KGN ARCHITECTS**  
PRACTICE: 27, BANGSAR ROAD, 1ST FLOOR  
SECTOR-136, NOIDA, THROUGH HIS AUTH. SIGNATORY MR. SHAKTI SAXENA  
WWW.KGNARCHITECTS.COM 9811700004

AUTH. SIGNATORY ARCHITECT'S SIGNATURE  
*(Signature)* *(Signature)*

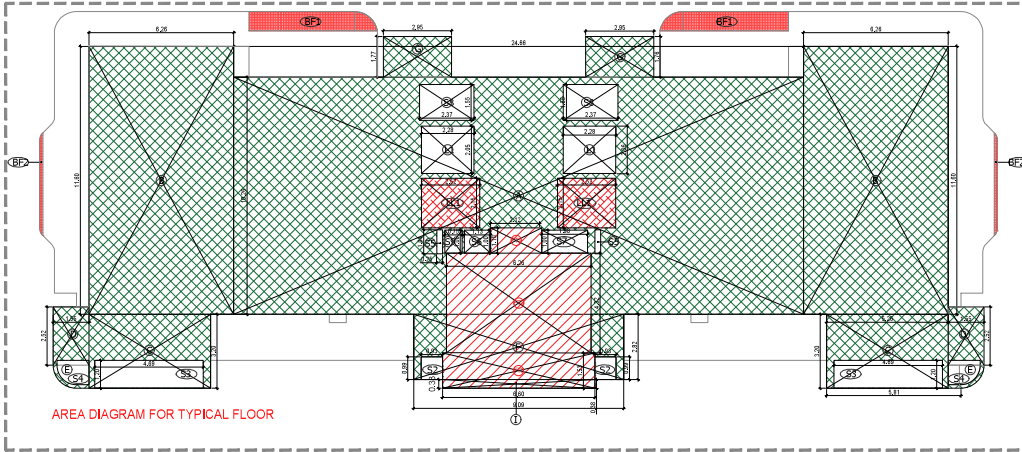
DATE: 31.07.2025  
DRAWING TITLE: TOWER-4 STILT LEVEL WITH AREA CALCULATION

SCALE 1:100 DWG. NO. T4-01

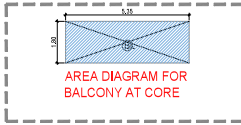




TYPICAL (1ST-17TH & 19TH-27TH & 28TH-32ND) FLOOR PLAN



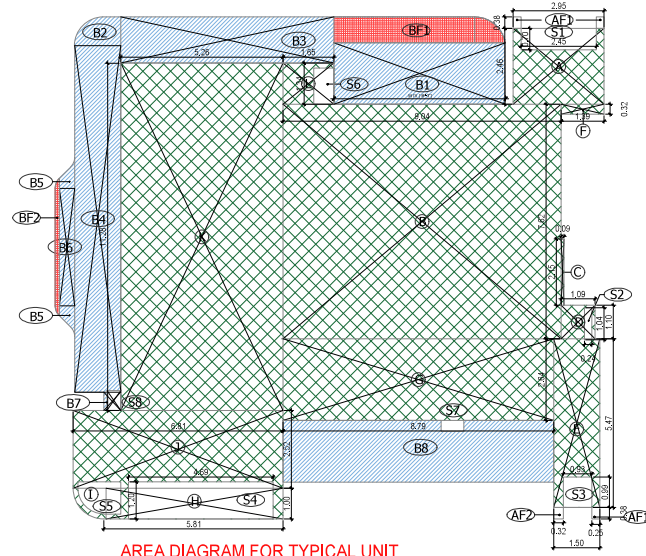
AREA DIAGRAM FOR TYPICAL FLOOR



AREA DIAGRAM FOR BALCONY AT CORE

AREA STATEMENT OF TYPICAL FLOOR FOR TOWER- 4B					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
<b>ADDITION</b>					
1	A	24.00	10.25	1	245.13
2	B	5.28	11.80	2	124.32
3	C	5.28	3.20	2	33.88
4	D	1.80	3.50	2	12.60
5	E	POLYLINE		2	2.88
6	F	10.80	2.50	1	27.00
7	G	2.80	2.40	2	13.44
8	H	4.10	0.50	1	2.05
9	IF1	25 % OF FAR (AREA 436)		2	222
10	IF2	25 % OF FAR (AREA 574)		2	133
TOTAL(A)					487.84

DEDUCTION					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	IS	0.50	0.50	2	1.00
2	IS	4.80	1.20	2	11.52
3	IS	POLYLINE		2	2.56
4	IS	0.25	1.04	4	1.04
5	IS	1.15	1.00	1	1.15
6	IS	1.98	1.00	1	1.98
7	IS	2.37	1.50	2	7.11
8	IS	0.75	1.00	1	0.75
9	LI	2.28	2.05	2	9.33
10	LI	1.80	3.00	1	5.40
11	LI	2.55	2.15	2	10.88
12	LI	2.15	1.10	1	2.37
13	LI	6.25	4.20	1	26.25
14	LI	6.60	1.50	1	9.90
TOTAL (B)					82.76
NETTAR (A-B)					344.84



AREA DIAGRAM FOR TYPICAL UNIT

F.A.R. & COVERED AREA CALCULATIONS FOR TOWER 4B (HBRK) TYPICAL UNIT							
TYPICAL FLOOR							
COVERED AREA							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO.	FACTOR	AREA (Sq. M)
1	A	2.80	2.40	RECTANGLE	1	1	7.20
2	B	3.00	7.60	RECTANGLE	1	1	22.80
3	C	3.00	2.10	RECTANGLE	1	1	6.30
4	B	1.80	1.80	RECTANGLE	1	1	3.24
5	B	1.80	1.80	RECTANGLE	1	1	3.24
6	F	1.80	3.20	RECTANGLE	1	1	5.76
7	B	1.80	1.80	RECTANGLE	1	1	3.24
8	H	1.80	1.80	RECTANGLE	1	1	3.24
9	I	AREA AS/F LINE					3.84
10	J	4.80	3.20	RECTANGLE	1	1	15.36
11	K	4.80	3.20	RECTANGLE	1	1	15.36
12	M	3.20	11.20	RECTANGLE	1	1	35.84
13	L	1.80	1.50	RECTANGLE	1	1	2.70
ADDITIONAL AREA (A)							184.56
NON F.A.R. BALCONY AREA							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO.	FACTOR	AREA (Sq. M)
1	B1	5.70	2.40	RECT.	1	1	13.68
2	B2	AREA AS/F LINE					12.27
3	B3	6.10	1.50	RECT.	1	1	9.15
4	B4	5.00	11.20	RECT.	1	1	56.00
5	B5	AREA AS/F LINE					2.88
6	B6	0.80	1.80	RECT.	1	1	1.44
7	B7	1.80	1.80	RECT.	1	1	3.24
8	B8	5.70	3.00	RECT.	1	1	17.10
TOTAL F.A.R. BALCONY AREA (B)							125.84
AREA DEDUCTION							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO.	FACTOR	AREA (Sq. M)
1	B1	0.74	0.20	RECT.	1	1	0.29
2	B2	0.40	0.90	RECT.	1	1	0.36
DEDUCTION AREA (C)							0.65
TOTAL F.A.R. AREA (A+B-C)							184.91
NON F.A.R. BALCONY AREA							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO.	FACTOR	AREA (Sq. M)
1	IF1	0.70	0.70	RECT.	1	1	0.49
2	IF2	1.50	1.50	RECT.	1	1	2.25
TOTAL AREA (D)							2.74
TOTAL UNIT F.A.R. AREA (A+B-C-D)							
182.17							

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-13, Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT

**KN ARCHITECTS**  
 PLOT NO. 2C, OAKWOOD ENCLAVE SECTOR-13, WAVE CITY, GHAZIABAD, UTTAR PRADESH  
 www.knarchitects.com 9810000000

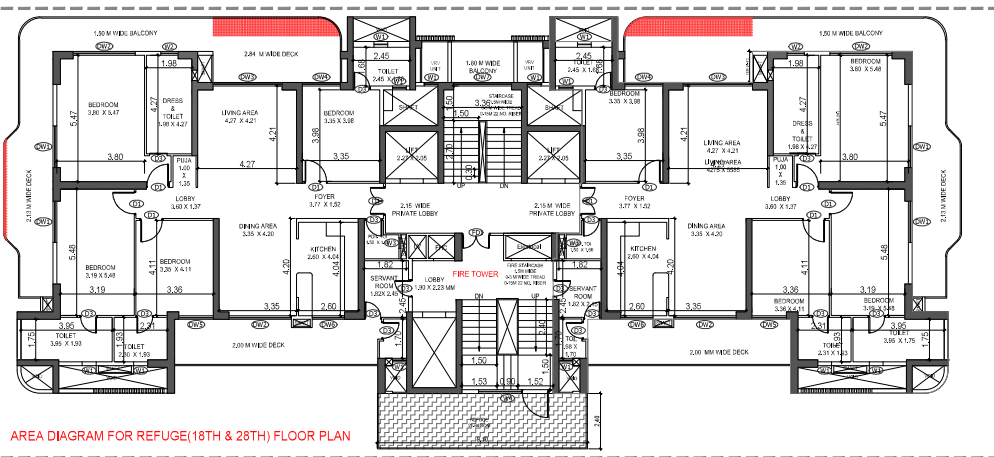
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DATE: 31.07.2025 DWG. NO. T4-02

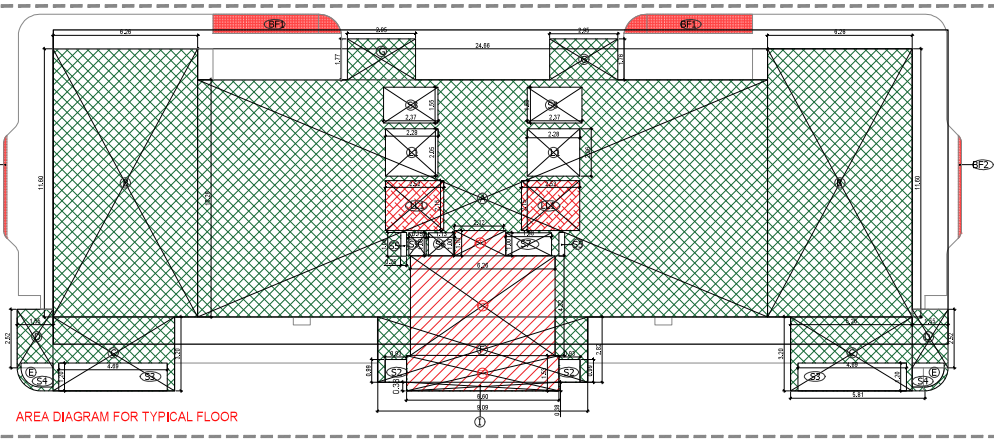
DRAWING TITLE: TOWER-4 CLUSTER PLANS WITH AREA CALCULATION (TYPICAL (1ST-17TH & 19TH-27TH & 28TH-32ND) FLOOR LVL.)

SCALE: 1:100

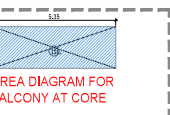
Signature valid



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



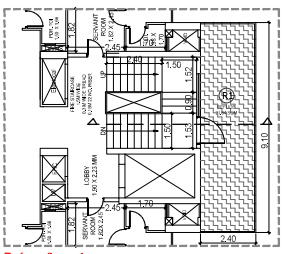
AREA DIAGRAM FOR TYPICAL FLOOR



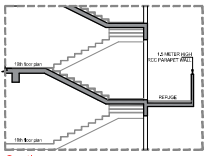
AREA DIAGRAM FOR BALCONY AT CORE

AREA STATEMENT OF TYPICAL FLOOR FOR TOWER-455						
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA	
1	A	24.000	10.265	1	250.13	
2	B	6.205	11.000	2	140.35	
3	C	5.205	3.200	2	33.68	
4	D	1.550	2.520	2	7.81	
5	E	POLYLINE				2.68
6	F	6.500	2.825	1	25.68	
7	G	2.950	2.450	2	14.51	
8	I	6.100	0.380	1	2.32	
9	BF1	25% OF POLYLINES (4.436)				2.22
10	BF2	25% OF POLYLINES (5.74)				0.26
TOTAL (A)					487.64	

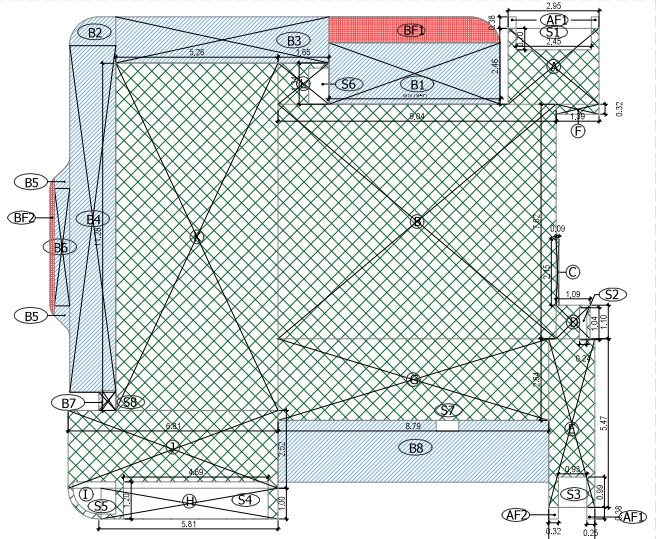
DEDUCTION						
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA	
1	SS	0.60	0.60	2	1.62	
2	SS	4.66	1.20	2	11.26	
3	SA	POLYLINE				2.56
4	SB	0.25	1.04	2	0.51	
5	SB	1.13	1.00	1	1.13	
6	SB	1.98	1.00	1	1.98	
7	SB	2.37	1.55	2	7.35	
8	SB	0.75	1.00	1	0.75	
9	L1	2.26	2.26	2	9.93	
10	L2	1.90	3.03	1	5.75	
11	L11	2.53	2.15	2	10.86	
12	F11	2.12	1.10	1	2.33	
13	F12	0.26	4.32	1	27.04	
14	F13	6.60	1.53	1	10.10	
TOTAL (B)					92.79	
NET FARSI (A-B)					394.84	



Refuge floor plan

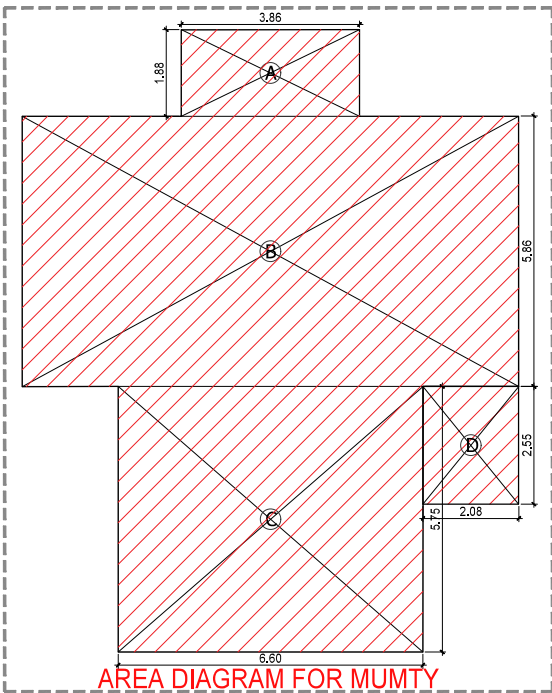
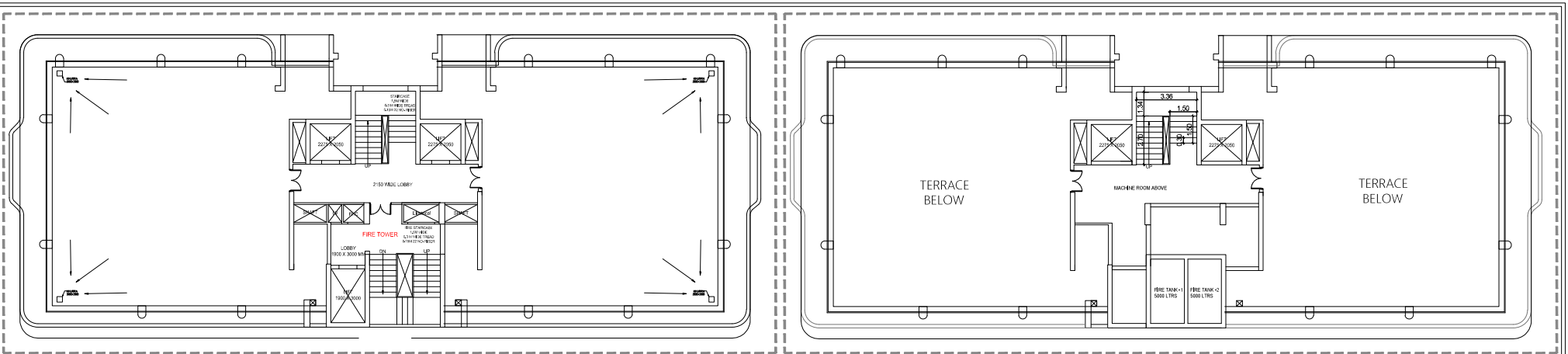


Section








AREA DIAGRAM FOR TYPICAL UNIT

F.A.R. COVERED AREA CALCULATIONS FOR TOWER 455 (TYPICAL UNIT)							
S. NO.	LEGEND	LENGTH	WIDTH	TYPED FORM	NO.	FACTOR	AREA (SQ. M)
1	A	2.80	2.80	RECTANGLE	1	1	7.84
2	B	0.90	7.60	RECTANGLE	1	1	6.84
3	C	0.90	0.90	RECTANGLE	1	1	0.81
4	D	1.50	1.50	RECTANGLE	1	1	2.25
5	E	1.50	1.50	RECTANGLE	1	1	2.25
6	F	1.50	1.50	RECTANGLE	1	1	2.25
7	G	1.50	1.50	RECTANGLE	1	1	2.25
8	H	1.50	1.50	RECTANGLE	1	1	2.25
9	I	1.50	1.50	RECTANGLE	1	1	2.25
10	J	1.50	1.50	RECTANGLE	1	1	2.25
11	K	1.50	1.50	RECTANGLE	1	1	2.25
12	L	1.50	1.50	RECTANGLE	1	1	2.25
13	M	1.50	1.50	RECTANGLE	1	1	2.25
14	N	1.50	1.50	RECTANGLE	1	1	2.25
15	O	1.50	1.50	RECTANGLE	1	1	2.25
16	P	1.50	1.50	RECTANGLE	1	1	2.25
17	Q	1.50	1.50	RECTANGLE	1	1	2.25
18	R	1.50	1.50	RECTANGLE	1	1	2.25
19	S	1.50	1.50	RECTANGLE	1	1	2.25
20	T	1.50	1.50	RECTANGLE	1	1	2.25
21	U	1.50	1.50	RECTANGLE	1	1	2.25
22	V	1.50	1.50	RECTANGLE	1	1	2.25
23	W	1.50	1.50	RECTANGLE	1	1	2.25
24	X	1.50	1.50	RECTANGLE	1	1	2.25
25	Y	1.50	1.50	RECTANGLE	1	1	2.25
26	Z	1.50	1.50	RECTANGLE	1	1	2.25
27	AA	1.50	1.50	RECTANGLE	1	1	2.25
28	AB	1.50	1.50	RECTANGLE	1	1	2.25
29	AC	1.50	1.50	RECTANGLE	1	1	2.25
30	AD	1.50	1.50	RECTANGLE	1	1	2.25
31	AE	1.50	1.50	RECTANGLE	1	1	2.25
32	AF	1.50	1.50	RECTANGLE	1	1	2.25
33	AG	1.50	1.50	RECTANGLE	1	1	2.25
34	AH	1.50	1.50	RECTANGLE	1	1	2.25
35	AI	1.50	1.50	RECTANGLE	1	1	2.25
36	AJ	1.50	1.50	RECTANGLE	1	1	2.25
37	AK	1.50	1.50	RECTANGLE	1	1	2.25
38	AL	1.50	1.50	RECTANGLE	1	1	2.25
39	AM	1.50	1.50	RECTANGLE	1	1	2.25
40	AN	1.50	1.50	RECTANGLE	1	1	2.25
41	AO	1.50	1.50	RECTANGLE	1	1	2.25
42	AP	1.50	1.50	RECTANGLE	1	1	2.25
43	AQ	1.50	1.50	RECTANGLE	1	1	2.25
44	AR	1.50	1.50	RECTANGLE	1	1	2.25
45	AS	1.50	1.50	RECTANGLE	1	1	2.25
46	AT	1.50	1.50	RECTANGLE	1	1	2.25
47	AU	1.50	1.50	RECTANGLE	1	1	2.25
48	AV	1.50	1.50	RECTANGLE	1	1	2.25
49	AW	1.50	1.50	RECTANGLE	1	1	2.25
50	AX	1.50	1.50	RECTANGLE	1	1	2.25
51	AY	1.50	1.50	RECTANGLE	1	1	2.25
52	AZ	1.50	1.50	RECTANGLE	1	1	2.25
53	BA	1.50	1.50	RECTANGLE	1	1	2.25
54	BB	1.50	1.50	RECTANGLE	1	1	2.25
55	BC	1.50	1.50	RECTANGLE	1	1	2.25
56	BD	1.50	1.50	RECTANGLE	1	1	2.25
57	BE	1.50	1.50	RECTANGLE	1	1	2.25
58	BF	1.50	1.50	RECTANGLE	1	1	2.25
59	BG	1.50	1.50	RECTANGLE	1	1	2.25
60	BH	1.50	1.50	RECTANGLE	1	1	2.25
61	BI	1.50	1.50	RECTANGLE	1	1	2.25
62	BJ	1.50	1.50	RECTANGLE	1	1	2.25
63	BK	1.50	1.50	RECTANGLE	1	1	2.25
64	BL	1.50	1.50	RECTANGLE	1	1	2.25
65	BM	1.50	1.50	RECTANGLE	1	1	2.25
66	BN	1.50	1.50	RECTANGLE	1	1	2.25
67	BO	1.50	1.50	RECTANGLE	1	1	2.25
68	BP	1.50	1.50	RECTANGLE	1	1	2.25
69	BQ	1.50	1.50	RECTANGLE	1	1	2.25
70	BR	1.50	1.50	RECTANGLE	1	1	2.25
71	BS	1.50	1.50	RECTANGLE	1	1	2.25
72	BT	1.50	1.50	RECTANGLE	1	1	2.25
73	BU	1.50	1.50	RECTANGLE	1	1	2.25
74	BV	1.50	1.50	RECTANGLE	1	1	2.25
75	BW	1.50	1.50	RECTANGLE	1	1	2.25
76	BX	1.50	1.50	RECTANGLE	1	1	2.25
77	BY	1.50	1.50	RECTANGLE	1	1	2.25
78	BZ	1.50	1.50	RECTANGLE	1	1	2.25
79	CA	1.50	1.50	RECTANGLE	1	1	2.25
80	CB	1.50	1.50	RECTANGLE	1	1	2.25
81	CC	1.50	1.50	RECTANGLE	1	1	2.25
82	CD	1.50	1.50	RECTANGLE	1	1	2.25
83	CE	1.50	1.50	RECTANGLE	1	1	2.25
84	CF	1.50	1.50	RECTANGLE	1	1	2.25
85	CG	1.50	1.50	RECTANGLE	1	1	2.25
86	CH	1.50	1.50	RECTANGLE	1	1	2.25
87	CI	1.50	1.50	RECTANGLE	1	1	2.25
88	CJ	1.50	1.50	RECTANGLE	1	1	2.25
89	CK	1.50	1.50	RECTANGLE	1	1	2.25
90	CL	1.50	1.50	RECTANGLE	1	1	2.25
91	CM	1.50	1.50	RECTANGLE	1	1	2.25
92	CN	1.50	1.50	RECTANGLE	1	1	2.25
93	CO	1.50	1.50	RECTANGLE	1	1	2.25
94	CP	1.50	1.50	RECTANGLE	1	1	2.25
95	CQ	1.50	1.50	RECTANGLE	1	1	2.25
96	CR	1.50	1.50	RECTANGLE	1	1	2.25
97	CS	1.50	1.50	RECTANGLE	1	1	2.25
98	CT	1.50	1.50	RECTANGLE	1	1	2.25
99	CU	1.50	1.50	RECTANGLE	1	1	2.25
100	CV	1.50	1.50	RECTANGLE	1	1	2.25
101	CW	1.50	1.50	RECTANGLE	1	1	2.25
102	CX	1.50	1.50	RECTANGLE	1	1	2.25
103	CY	1.50	1.50	RECTANGLE	1	1	2.25
104	CZ	1.50	1.50	RECTANGLE	1	1	2.25
105	DA	1.50	1.50	RECTANGLE	1	1	2.25
106	DB	1.50	1.50	RECTANGLE	1	1	2.25
107	DC	1.50	1.50	RECTANGLE	1	1	2.25
108	DD	1.50	1.50	RECTANGLE	1	1	2.25
109	DE	1.50	1.50	RECTANGLE	1	1	2.25
110	DF	1.50	1.50	RECTANGLE	1	1	2.25
111	DG	1.50	1.50	RECTANGLE	1	1	2.25
112	DH	1.50	1.50	RECTANGLE	1	1	2.25
113	DI	1.50	1.50	RECTANGLE	1	1	2.25
114	DJ	1.50	1.50	RECTANGLE	1	1	2.25
115	DK	1.50	1.50	RECTANGLE	1	1	2.25
116	DL	1.50	1.50	RECTANGLE	1	1	2.25
117	DM	1.50	1.50	RECTANGLE	1	1	2.25
118	DN	1.50	1.50	RECTANGLE	1	1	2.25
119	DO	1.50	1.50	RECTANGLE	1	1	2.25
120	DP	1.50	1.50	RECTANGLE	1	1	2.25
121	DQ	1.50	1.50	RECTANGLE	1	1	2.25
122	DR	1.50	1.50	RECTANGLE	1	1	2.25
123	DS	1.50	1.50	RECTANGLE	1	1	2.25
124	DT	1.50	1.50	RECTANGLE	1	1	2.25
125	DU	1.50	1.50	RECTANGLE	1	1	2.25
126	DV	1.50	1.50	RECTANGLE	1	1	2.25
127	DW	1.50	1.50	RECTANGLE	1	1	2.25
128	DX	1.50	1.50	RECTANGLE	1	1	2.25
129	DY	1.50	1.50	RECTANGLE	1	1	2.25
130	DZ	1.50	1.50	RECTANGLE	1	1	2.25
131	EA	1.50	1.50	RECTANGLE	1	1	2.25
132	EB	1.50	1.50	RECTANGLE	1	1	2.25
133	EC	1.50					



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

**SUBMISSION DRAWING**

PROJECT  
Proposed Group Housing 'OYSTER WALK' at Plot No 2C, Oakwood Enclave Sector-13, Wave City, Ghaziabad, Uttar Pradesh

SUBMISSION ARCHITECT  
**KGN ARCHITECTS**  
PLOT NO. 27, BALA SAMBAHAR, 1ST FLOOR, OPP. SECTOR 13, WAVE CITY, GHAZIABAD, UTTAR PRADESH  
WWW.KGNARCHITECTS.COM TEL: 9958198188

AUTH. SIGNATORY ARCHITECT'S SIGNATURE

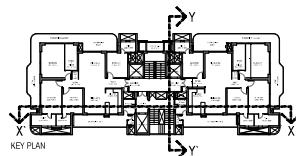
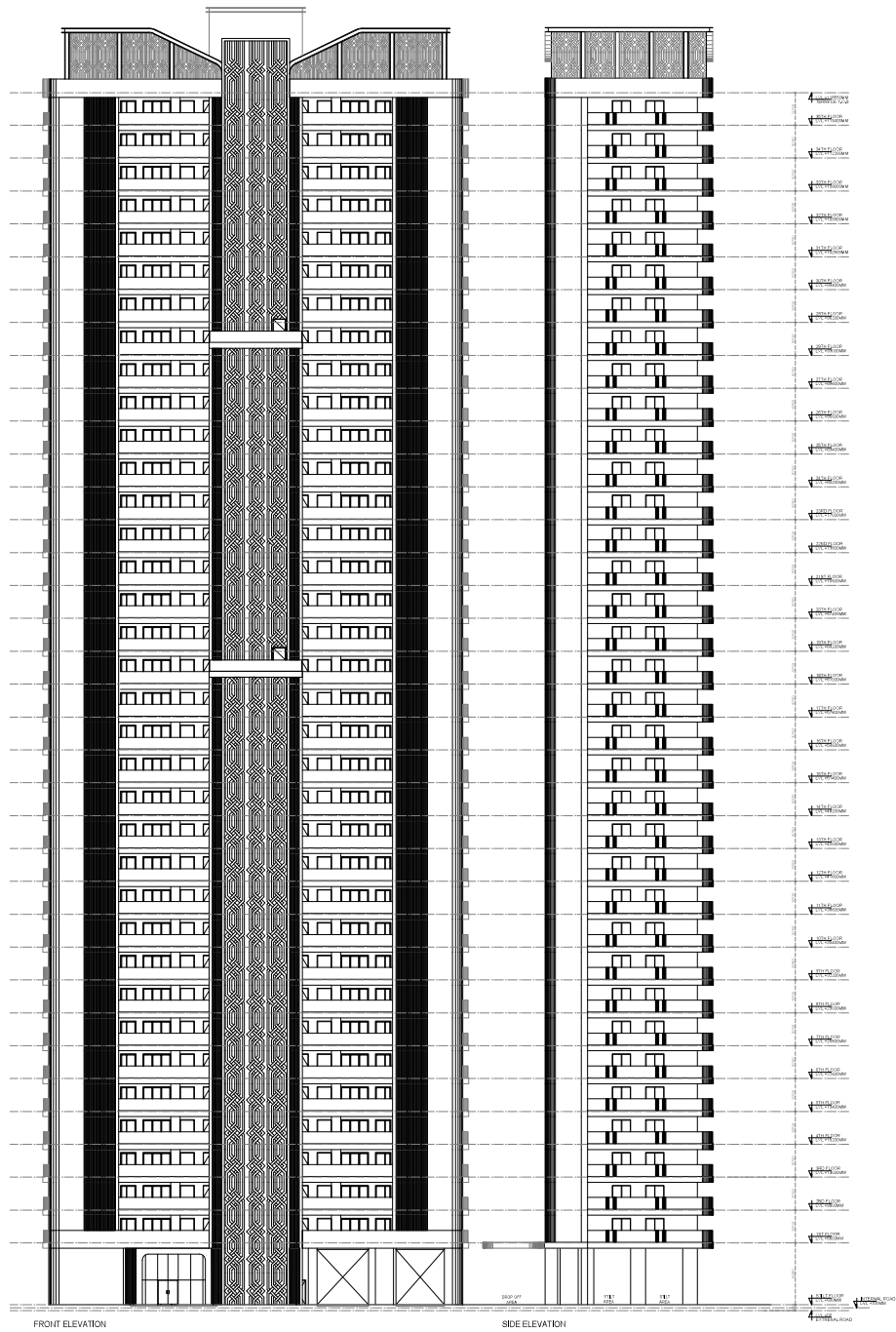
  
ARCHITECT'S SIGNATURE  


CUSTOMER  
S2SD 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

Signature valid 



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

**SUBMISSION DRAWING**

PROJECT:  
 Progress Group Housing/OSTER  
 WALK of P&T No 20 Oakwood  
 Enclave Section-1 Wave City  
 Cheongat, Uluwatu

SCALE: 1:100

**KGN ARCHITECTS**  
 ARCHITECTS & INTERIORS  
 10/10, 11/11, 12/12, 13/13, 14/14, 15/15, 16/16, 17/17, 18/18, 19/19, 20/20, 21/21, 22/22, 23/23, 24/24, 25/25, 26/26, 27/27, 28/28, 29/29, 30/30, 31/31, 32/32, 33/33, 34/34, 35/35, 36/36, 37/37, 38/38, 39/39, 40/40, 41/41, 42/42, 43/43, 44/44, 45/45, 46/46, 47/47, 48/48, 49/49, 50/50, 51/51, 52/52, 53/53, 54/54, 55/55, 56/56, 57/57, 58/58, 59/59, 60/60, 61/61, 62/62, 63/63, 64/64, 65/65, 66/66, 67/67, 68/68, 69/69, 70/70, 71/71, 72/72, 73/73, 74/74, 75/75, 76/76, 77/77, 78/78, 79/79, 80/80, 81/81, 82/82, 83/83, 84/84, 85/85, 86/86, 87/87, 88/88, 89/89, 90/90, 91/91, 92/92, 93/93, 94/94, 95/95, 96/96, 97/97, 98/98, 99/99, 100/100

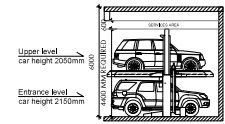
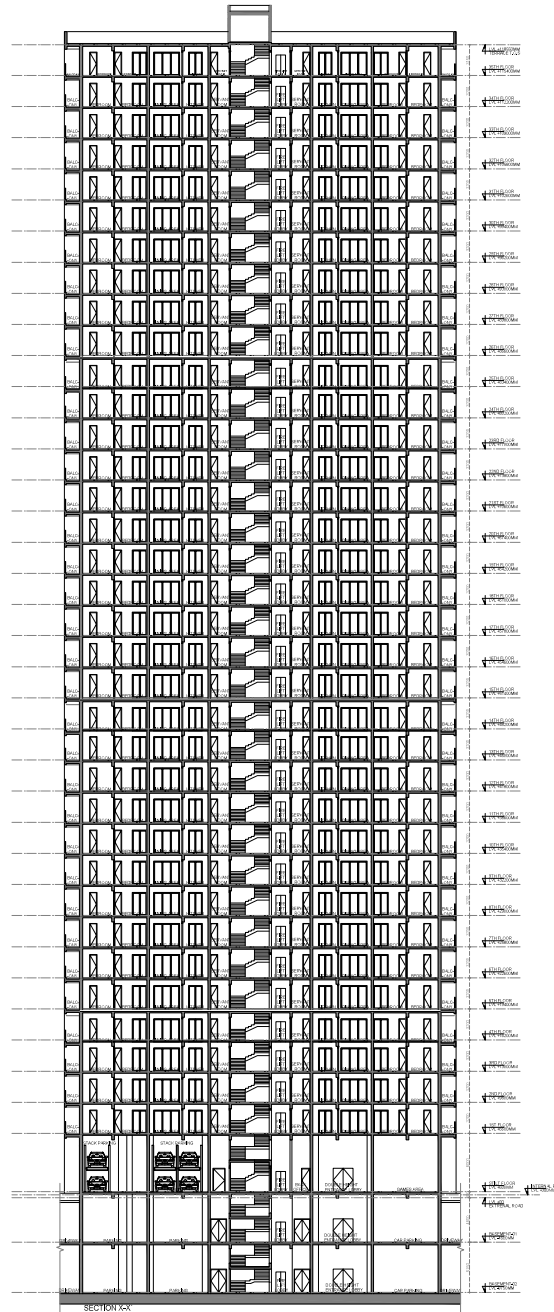
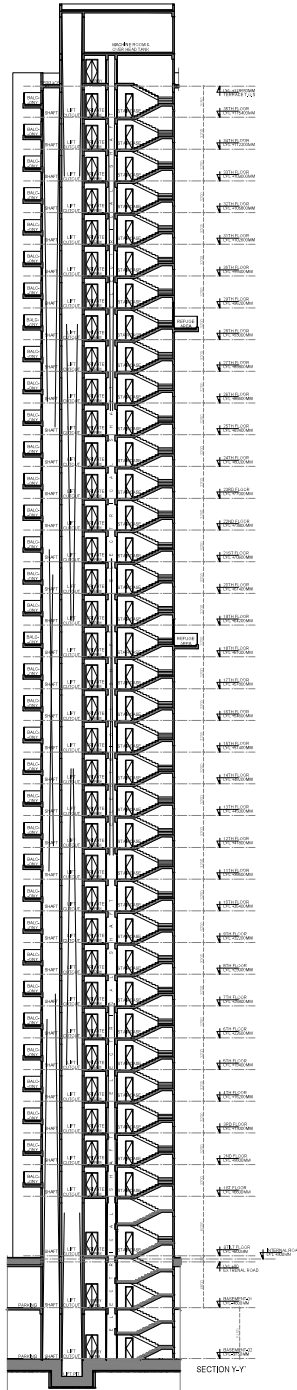
ARCHITECTS & INTERIORS

NOTES:  
 1. All dimensions are in meters (M), A.C.S. M. Rev. 1/2005.  
 2. Section-1, No. 20, through 10, 11, 12, 13, 14, 15, 16, 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.

DRAWING TITLE:  
**TOWER-4  
 ELEVATION**

SCALE: 1:100      DWG. NO.:  
 DATE: 14.08.2005      T4-06

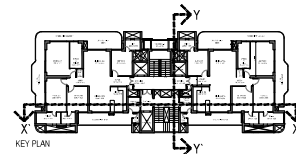
Signature



**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		
	Gear 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. GOA/BP/25-26/055

**SUBMISSION DRAWING**

PROJECT:  
 Project Group Housing OPSTER  
 WAKR of Plot No 2C Oakwood  
 Endave Sector-1, Vava City,  
 Chazadad, Udaipur

**KGN ARCHITECTS**  
 ARCHITECTS

DATE: 14.08.2025

DRAWING TITLE:  
**TOWER-4  
 SECTION**

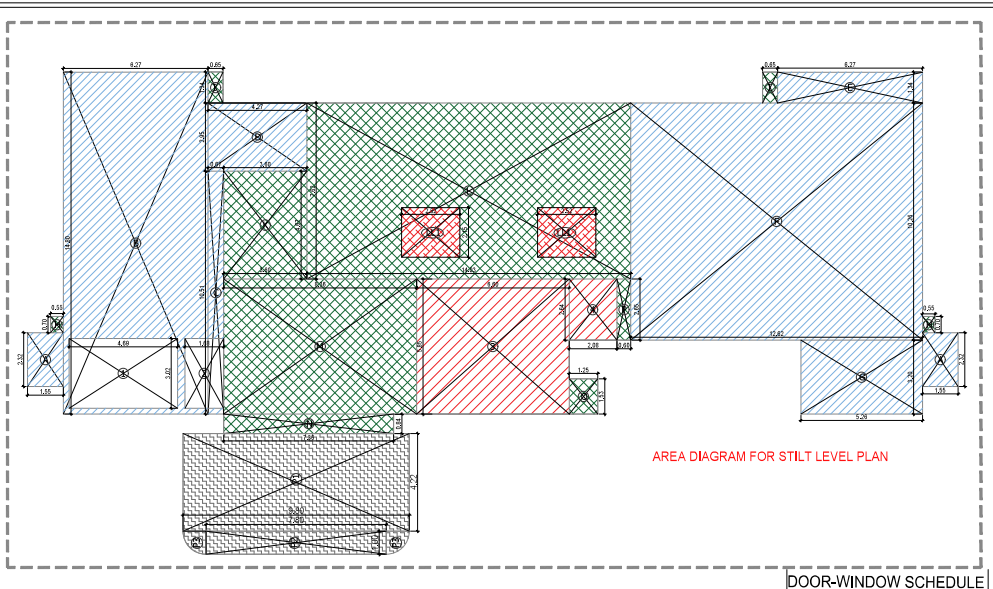
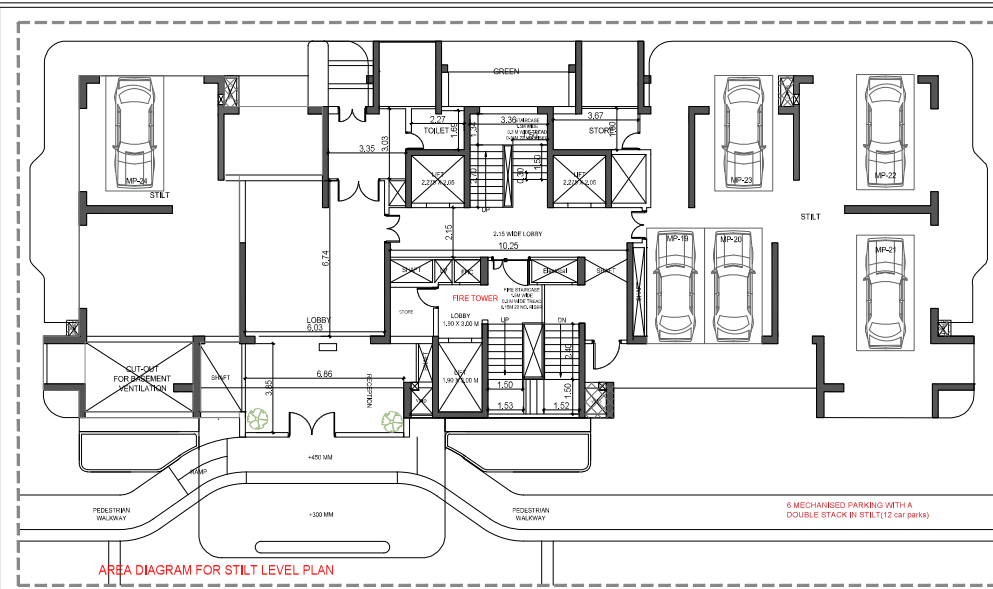
SCALE: 1:100

DATE: 14.08.2025

NO. OF SHEETS: 07

SHEET NO.: T4 - 07

Signature: [Signature]



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 (LUPTO 2.0 M.)	NON FAR AREA (FIRE STAIRCASE/PORCH/REFUG E)	6% FACILITY AREA	OTHER AREAS AT GROUND COVERAGE (STILT PROJECTION)	COVERED AREA WITH BALCONY (FOR REF. 8 = 1+2+3+4+5+6+7)	TOTAL GROUND COVERAGE (B)	NO OF PROPOSED UNITS	REQUIRED EDS
1	2	3	4	5	6	7	8	9	10	11		
1	GROUND/STILT	148.063				76.008	10.868	255.940	490.648	490.648	0	
2	1ST FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
3	2ND FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
4	3RD FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
5	4TH FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
6	5TH FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
7	6TH FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
8	7th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
9	8th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
10	9th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
11	10th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
12	11th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
13	12th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
14	13th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
15	14th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
16	15th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
17	16th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
18	17th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
19	18th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
20	19th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
21	20th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
22	21st FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
23	22nd FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
24	23rd FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
25	24th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
26	25th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
27	26th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
28	27th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
29	28th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
30	29th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
31	30th FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
32	31st FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		579.645		2	3
33	32nd FLOOR	394.844	2.906	7.515	134.758	20.219	22.300		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 STILTFLOOR FOR TOWER-5					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	I	0.650	1.326	2	1.738
3	K	3.660	4.665	1	17.074
4	L	14.030	7.620	1	106.909
5	M	8.355	5.800	1	48.677
6	N	7.300	0.940	1	6.862
7	O	1.245	1.525	1	1.899
8	P	0.000	2.645	1	1.587
TOTAL (A)					184.263

DEDUCTION (B)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	LL1	2.525	2.15	2	10.858
2	S	6.50	5.85	1	38.510
3	4	2.08	2.65	1	5.488
TOTAL (B)					54.856
TOTAL FAR AREA = (A-B)					129.307

AREA OF PORCH (P)					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	P1	4.222	6.8	1	41.376
2	P2	1.00	7.60	1	7.600
3	P3	POLYLINE	0.76	2	1.570
COVERED AREA OF PORCH					50.746
PERMISSIBLE FAR FREE AREA OF PORCH (6M/1M)					32.000
PORCH AREA UNDER FAR (P)					18.746
TOTAL FAR AREA OF STILT FLOOR F=(C+P)					148.063

NON FAR STILT FLOOR FOR TOWER-4					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	1.55	2.32	2	7.192
2	B	6.285	14.6	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	5.29	3.305	1	16.868
8	H	0.580	0.700	2	0.770
TOTAL (C)					276.172

CUTOUT AREA					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	4.89	3.02	1	14.764
2	2	1.58	3.02	1	5.374
TOTAL (E)					19.237
TOTAL STILT AREA = (D-E)					255.940



DOOR-WINDOW SCHEDULE				
DOOR TAG	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	CILL	LINTEL
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  
**KGN ARCHITECTS**  
REGISTRATION NO. 123456789  
1234567890  
1234567890  
1234567890

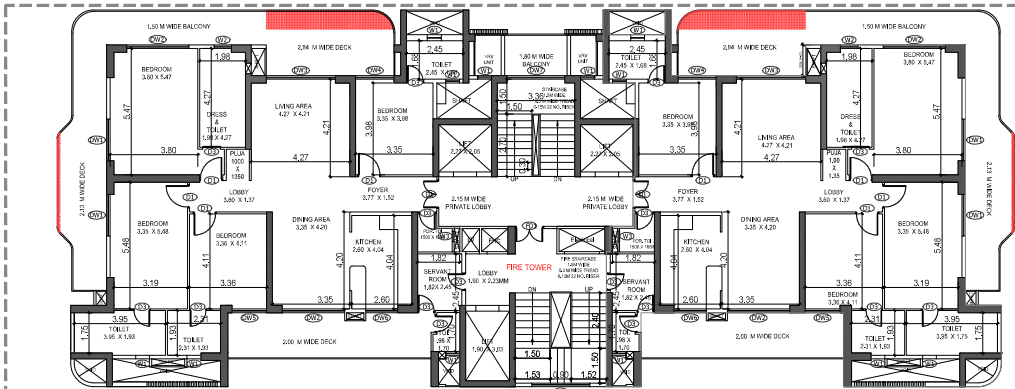
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DATE: 31.07.2025

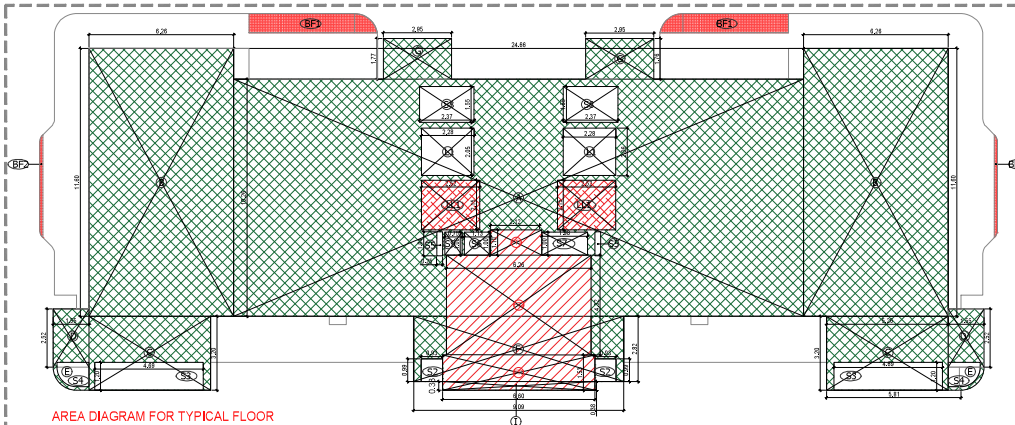
DRAWING TITLE:  
TOWER-5 STILT LEVEL WITH  
AREA CALCULATION

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

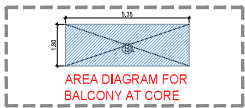




TYPICAL (1ST-17TH & 19TH-27TH & 29TH-32ND) FLOOR PLAN

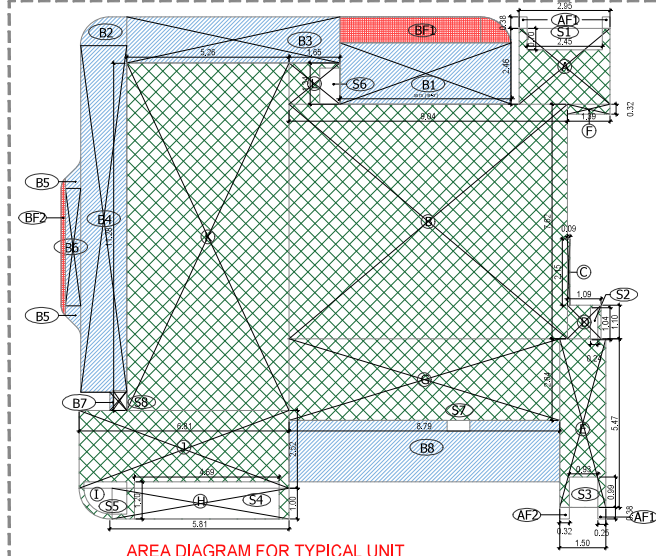


AREA DIAGRAM FOR TYPICAL FLOOR



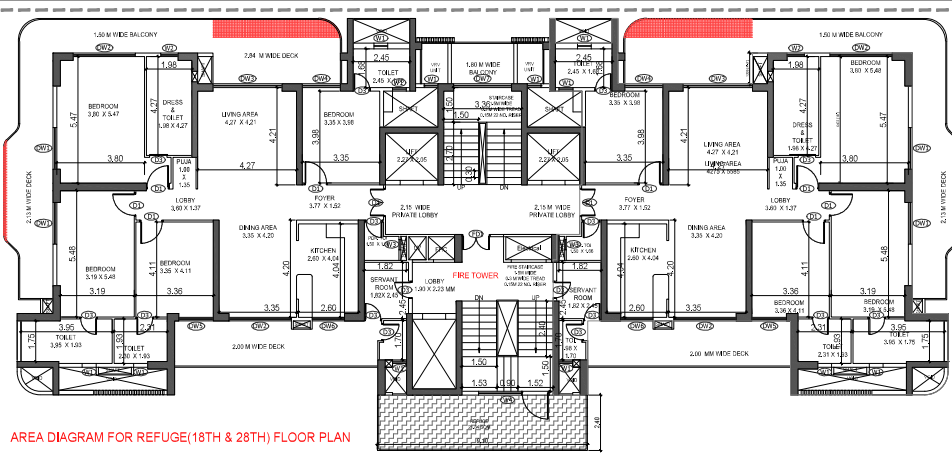
AREA DIAGRAM FOR BALCONY AT CORE

AREA STATEMENT OF TYPICAL FLOOR FOR TOWER- 4&S					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
<b>ADDITION</b>					
1	A	24.660	10.265	1	253.13
2	B	8.265	11.600	2	145.38
3	C	5.360	3.300	2	35.66
4	D	1.560	2.520	2	7.81
5	E	POLYLINE		2	2.66
6	F	0.060	2.525	1	25.65
7	G	2.400	2.400	2	18.51
8	I	6.100	0.380	1	2.32
9	BF1	25% OF POLYLINE (4.308)		2	2.22
10	BF2	25% OF POLYLINE (5.74)		2	2.29
TOTAL (A)					487.64
<b>DEDUCTION</b>					
1	S2	0.93	0.99	2	1.82
2	S3	4.69	1.20	2	11.26
3	S4	POLYLINE		2	2.59
4	S5	0.26	1.04	2	0.54
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	2.05	2	9.33
10	L2	1.50	3.03	1	5.75
11	LL1	2.63	2.15	2	10.66
12	FT1	2.12	1.10	1	2.33
13	FT2	6.26	4.52	1	27.64
14	FT3	6.60	1.63	1	10.10
TOTAL (B)					92.79
NETTARPH= (A-B)					394.84

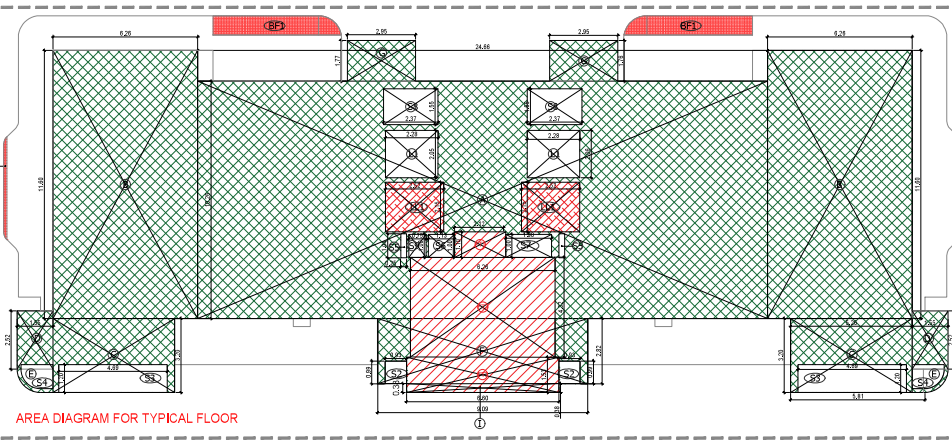


AREA DIAGRAM FOR TYPICAL UNIT

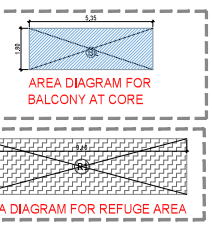
F.A.R. & COVERED AREA CALCULATIONS FOR TOWER 4&S (48H) TYPICAL UNIT							
TYPICAL FLOOR							
S. NO.	LEGEND	LENGTH	WIDTH	TYPE FORM	NO.	FACTOR	AREA (Sq. M)
<b>COVERED AREA</b>							
1	A	2.50	3.40	RECTANGLE	1	1	8.50
2	B	0.50	7.00	RECTANGLE	1	1	3.50
3	C	0.50	1.00	RECTANGLE	1	1	0.50
4	D	1.00	1.00	RECTANGLE	1	1	1.00
5	E	1.00	1.00	RECTANGLE	1	1	1.00
6	F	1.00	1.00	RECTANGLE	1	1	1.00
7	G	1.00	1.00	RECTANGLE	1	1	1.00
8	H	1.00	1.00	RECTANGLE	1	1	1.00
9	I	1.00	1.00	RECTANGLE	1	1	1.00
10	J	1.00	1.00	RECTANGLE	1	1	1.00
11	K	1.00	1.00	RECTANGLE	1	1	1.00
12	L	1.00	1.00	RECTANGLE	1	1	1.00
13	M	1.00	1.00	RECTANGLE	1	1	1.00
14	N	1.00	1.00	RECTANGLE	1	1	1.00
15	O	1.00	1.00	RECTANGLE	1	1	1.00
16	P	1.00	1.00	RECTANGLE	1	1	1.00
17	Q	1.00	1.00	RECTANGLE	1	1	1.00
18	R	1.00	1.00	RECTANGLE	1	1	1.00
19	S	1.00	1.00	RECTANGLE	1	1	1.00
20	T	1.00	1.00	RECTANGLE	1	1	1.00
21	U	1.00	1.00	RECTANGLE	1	1	1.00
22	V	1.00	1.00	RECTANGLE	1	1	1.00
23	W	1.00	1.00	RECTANGLE	1	1	1.00
24	X	1.00	1.00	RECTANGLE	1	1	1.00
25	Y	1.00	1.00	RECTANGLE	1	1	1.00
26	Z	1.00	1.00	RECTANGLE	1	1	1.00
27	AA	1.00	1.00	RECTANGLE	1	1	1.00
28	AB	1.00	1.00	RECTANGLE	1	1	1.00
29	AC	1.00	1.00	RECTANGLE	1	1	1.00
30	AD	1.00	1.00	RECTANGLE	1	1	1.00
31	AE	1.00	1.00	RECTANGLE	1	1	1.00
32	AF	1.00	1.00	RECTANGLE	1	1	1.00
33	AG	1.00	1.00	RECTANGLE	1	1	1.00
34	AH	1.00	1.00	RECTANGLE	1	1	1.00
35	AI	1.00	1.00	RECTANGLE	1	1	1.00
36	AJ	1.00	1.00	RECTANGLE	1	1	1.00
37	AK	1.00	1.00	RECTANGLE	1	1	1.00
38	AL	1.00	1.00	RECTANGLE	1	1	1.00
39	AM	1.00	1.00	RECTANGLE	1	1	1.00
40	AN	1.00	1.00	RECTANGLE	1	1	1.00
41	AO	1.00	1.00	RECTANGLE	1	1	1.00
42	AP	1.00	1.00	RECTANGLE	1	1	1.00
43	AQ	1.00	1.00	RECTANGLE	1	1	1.00
44	AR	1.00	1.00	RECTANGLE	1	1	1.00
45	AS	1.00	1.00	RECTANGLE	1	1	1.00
46	AT	1.00	1.00	RECTANGLE	1	1	1.00
47	AU	1.00	1.00	RECTANGLE	1	1	1.00
48	AV	1.00	1.00	RECTANGLE	1	1	1.00
49	AW	1.00	1.00	RECTANGLE	1	1	1.00
50	AX	1.00	1.00	RECTANGLE	1	1	1.00
51	AY	1.00	1.00	RECTANGLE	1	1	1.00
52	AZ	1.00	1.00	RECTANGLE	1	1	1.00
53	BA	1.00	1.00	RECTANGLE	1	1	1.00
54	BB	1.00	1.00	RECTANGLE	1	1	1.00
55	BC	1.00	1.00	RECTANGLE	1	1	1.00
56	BD	1.00	1.00	RECTANGLE	1	1	1.00
57	BE	1.00	1.00	RECTANGLE	1	1	1.00
58	BF	1.00	1.00	RECTANGLE	1	1	1.00
59	BG	1.00	1.00	RECTANGLE	1	1	1.00
60	BH	1.00	1.00	RECTANGLE	1	1	1.00
61	BI	1.00	1.00	RECTANGLE	1	1	1.00
62	BJ	1.00	1.00	RECTANGLE	1	1	1.00
63	BK	1.00	1.00	RECTANGLE	1	1	1.00
64	BL	1.00	1.00	RECTANGLE	1	1	1.00
65	BM	1.00	1.00	RECTANGLE	1	1	1.00
66	BN	1.00	1.00	RECTANGLE	1	1	1.00
67	BO	1.00	1.00	RECTANGLE	1	1	1.00
68	BP	1.00	1.00	RECTANGLE	1	1	1.00
69	BQ	1.00	1.00	RECTANGLE	1	1	1.00
70	BR	1.00	1.00	RECTANGLE	1	1	1.00
71	BS	1.00	1.00	RECTANGLE	1	1	1.00
72	BT	1.00	1.00	RECTANGLE	1	1	1.00
73	BU	1.00	1.00	RECTANGLE	1	1	1.00
74	BV	1.00	1.00	RECTANGLE	1	1	1.00
75	BW	1.00	1.00	RECTANGLE	1	1	1.00
76	BX	1.00	1.00	RECTANGLE	1	1	1.00
77	BY	1.00	1.00	RECTANGLE	1	1	1.00
78	BZ	1.00	1.00	RECTANGLE	1	1	1.00
79	CA	1.00	1.00	RECTANGLE	1	1	1.00
80	CB	1.00	1.00	RECTANGLE	1	1	1.00
81	CC	1.00	1.00	RECTANGLE	1	1	1.00
82	CD	1.00	1.00	RECTANGLE	1	1	1.00
83	CE	1.00	1.00	RECTANGLE	1	1	1.00
84	CF	1.00	1.00	RECTANGLE	1	1	1.00
85	CG	1.00	1.00	RECTANGLE	1	1	1.00
86	CH	1.00	1.00	RECTANGLE	1	1	1.00
87	CI	1.00	1.00	RECTANGLE	1	1	1.00
88	CJ	1.00	1.00	RECTANGLE	1	1	1.00
89	CK	1.00	1.00	RECTANGLE	1	1	1.00
90	CL	1.00	1.00	RECTANGLE	1	1	1.00
91	CM	1.00	1.00	RECTANGLE	1	1	1.00
92	CN	1.00	1.00	RECTANGLE	1	1	1.00
93	CO	1.00	1.00	RECTANGLE	1	1	1.00
94	CP	1.00	1.00	RECTANGLE	1	1	1.00
95	CQ	1.00	1.00	RECTANGLE	1	1	1.00
96	CR	1.00	1.00	RECTANGLE	1	1	1.00
97	CS	1.00	1.00	RECTANGLE	1	1	1.00
98	CT	1.00	1.00	RECTANGLE	1	1	1.00
99	CU	1.00	1.00	RECTANGLE	1	1	1.00
100	CV	1.00	1.00	RECTANGLE	1	1	1.00
101	CW	1.00	1.00	RECTANGLE	1	1	1.00
102	CX	1.00	1.00	RECTANGLE	1	1	1.00
103	CY	1.00	1.00	RECTANGLE	1	1	1.00
104	CZ	1.00	1.00	RECTANGLE	1	1	1.00
105	DA	1.00	1.00	RECTANGLE	1	1	1.00
106	DB	1.00	1.00	RECTANGLE	1	1	1.00
107	DC	1.00	1.00	RECTANGLE	1	1	1.00
108	DD	1.00	1.00	RECTANGLE	1	1	1.00
109	DE	1.00	1.00	RECTANGLE	1	1	1.00
110	DF	1.00	1.00	RECTANGLE	1	1	1.00
111	DG	1.00	1.00	RECTANGLE	1	1	1.00
112	DH	1.00	1.00	RECTANGLE	1	1	1.00
113	DI	1.00	1.00	RECTANGLE	1	1	1.00
114	DJ	1.00	1.00	RECTANGLE	1	1	1.00
115	DK	1.00	1.00	RECTANGLE	1	1	1.00
116	DL	1.00	1.00	RECTANGLE	1	1	1.00
117	DM	1.00	1.00	RECTANGLE	1	1	1.00
118	DN	1.00	1.00	RECTANGLE	1	1	1.00
119	DO	1.00	1.00	RECTANGLE	1	1	1.00
120	DP	1.00	1.00	RECTANGLE	1	1	1.00
121	DQ	1.00	1.00	RECTANGLE	1	1	1.00
122	DR	1.00	1.00	RECTANGLE	1	1	1.00
123	DS	1.00	1.00	RECTANGLE	1	1	1.00
124	DT	1.00	1.00	RECTANGLE	1	1	1.00
125	DU	1.00	1.00	RECTANGLE	1	1	1.00
126	DV	1.00	1.00	RECTANGLE	1	1	1.00
127	DW	1.00	1.00	RECTANGLE	1	1	1.00
128	DX	1.00	1.00	RECTANGLE	1	1	1.00
129	DY	1.00	1.00	RECTANGLE	1	1	1.00
130	DZ	1.00	1.00	RECTANGLE	1	1	1.00
131	EA	1.00	1.00	RECTANGLE	1	1	1.00
132	EB	1.00	1.00	RECTANGLE	1	1	1.00
133	EC	1.00	1.00	RECTANGLE	1	1	1.00
134	ED	1.00	1				



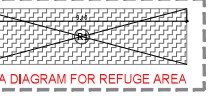
AREA DIAGRAM FOR REFUGE(18TH & 28TH) FLOOR PLAN



AREA DIAGRAM FOR TYPICAL FLOOR



AREA DIAGRAM FOR BALCONY AT CORE

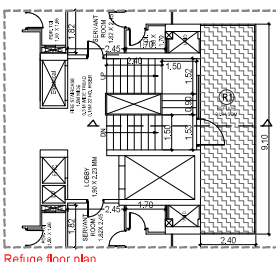


AREA DIAGRAM FOR REFUGE AREA

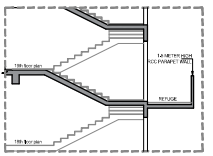
AREA STATEMENT OF TYPICAL FLOOR FOR TOWER-4B5					
ADDITION					
S. NO	LEGEND	LENGTH	WIDTH	NOS.	AREA
1	A	24.000	10.205	1	245.13
2	B	8.250	11.000	2	182.50
3	C	5.200	3.200	2	33.60
4	D	1.500	2.500	2	7.50
5	E	POLYLINE		2	2.60
6	F	0.250	0.250	1	0.06
7	G	2.250	2.400	2	10.80
8	I	8.100	0.300	1	2.43
9	BF1	25% OF POLYLINE (4.391)		2	2.22
10	BF2	25% OF POLYLINE (0.574)		2	0.29
TOTAL (A)					487.64

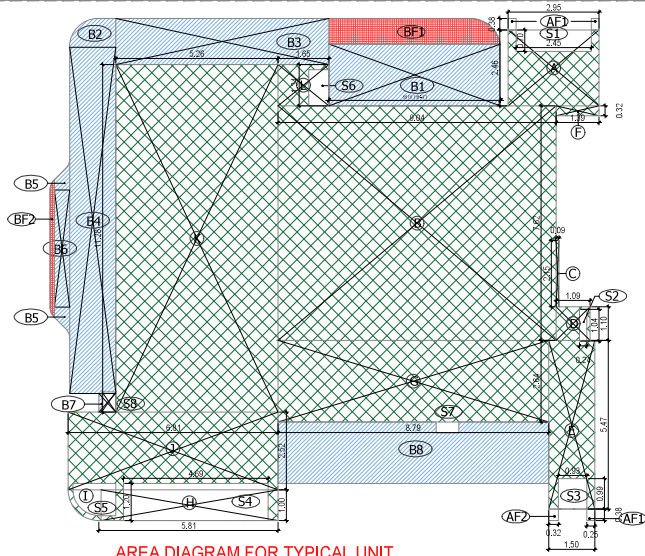
DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NOS.	AREA
1	S2	0.93	0.90	2	1.67
2	S3	4.99	1.20	2	11.98
3	S4	POLYLINE		2	2.50
4	S5	0.25	1.04	2	0.51
5	S6	1.13	1.00	1	1.13
6	S7	1.90	1.00	1	1.90
7	S8	2.97	1.85	2	7.35
8	S9	0.70	1.00	1	0.70
9	L1	2.28	2.25	2	9.35
10	L2	1.90	3.00	1	5.70
11	LL1	2.50	2.10	2	10.50
12	PH1	2.12	1.10	1	2.33
13	PTD	8.20	4.32	1	35.24
14	PTD	0.90	1.50	1	1.35
TOTAL (B)					82.79
NET FLOOR AREA					394.84



Refuge floor plan



Section



AREA DIAGRAM FOR TYPICAL UNIT

F.A.R. COVERED AREA CALCULATIONS FOR TOWER-4B5 (B)H) TYPICAL UNIT TYPICAL FLOOR							
S. NO.	LEGEND	LENGTH	WIDTH	TYPED FORM	NOS.	FACTOR	AREA
1	A	24.000	10.205	RECT	1	1	245.13
2	B	8.250	11.000	RECT	2	1	182.50
3	C	5.200	3.200	RECT	2	1	33.60
4	D	1.500	2.500	RECT	2	1	7.50
5	E	POLYLINE			2	1	2.60
6	F	0.250	0.250	RECT	1	1	0.06
7	G	2.250	2.400	RECT	2	1	10.80
8	I	8.100	0.300	RECT	1	1	2.43
9	BF1	25% OF POLYLINE (4.391)			2	1	2.22
10	BF2	25% OF POLYLINE (0.574)			2	1	0.29
TOTAL AREA							487.64

NON F.A.R. BALCONY AREA							
S. NO.	LEGEND	LENGTH	WIDTH	TYPED FORM	NOS.	FACTOR	AREA
1	B1	0.500	2.000	RECT	1	1	1.00
2	B2	0.500	1.500	RECT	1	1	0.75
3	B3	0.500	1.500	RECT	1	1	0.75
4	B4	1.000	1.500	RECT	1	1	1.50
5	B5	0.500	1.500	RECT	1	1	0.75
6	B6	0.500	1.500	RECT	1	1	0.75
7	B7	0.500	1.500	RECT	1	1	0.75
8	B8	2.000	1.000	RECT	1	1	2.00
TOTAL NON F.A.R. BALCONY AREA (B)							10.00

AREA SUBTRACTION							
S. NO.	LEGEND	LENGTH	WIDTH	TYPED FORM	NOS.	FACTOR	AREA
1	S1	0.93	0.90	RECT	2	1	1.67
2	S2	4.99	1.20	RECT	2	1	11.98
3	S3	0.50	1.50	RECT	1	1	0.75
4	S4	0.50	1.50	RECT	1	1	0.75
5	S5	0.25	1.04	RECT	2	1	0.51
6	S6	1.13	1.00	RECT	1	1	1.13
7	S7	1.90	1.00	RECT	1	1	1.90
8	S8	2.97	1.85	RECT	2	1	7.35
9	S9	0.70	1.00	RECT	1	1	0.70
10	L1	2.28	2.25	RECT	2	1	9.35
11	L2	1.90	3.00	RECT	1	1	5.70
12	LL1	2.50	2.10	RECT	2	1	10.50
13	PH1	2.12	1.10	RECT	1	1	2.33
14	PTD	8.20	4.32	RECT	1	1	35.24
15	PTD	0.90	1.50	RECT	1	1	1.35
TOTAL AREA SUBTRACTION (C)							82.79
TOTAL UNIT F.A.R. AREA (A+B-C)							394.84

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 OUSTER WALK at Plot No 2C, Oakwood Enclave Sector-1 Wave City, Ghaziabad, Uttar Pradesh

DESIGNED BY: KGN ARCHITECTS  
PROJECT MANAGER: KGN ARCHITECTS  
DATE: 31.07.2025

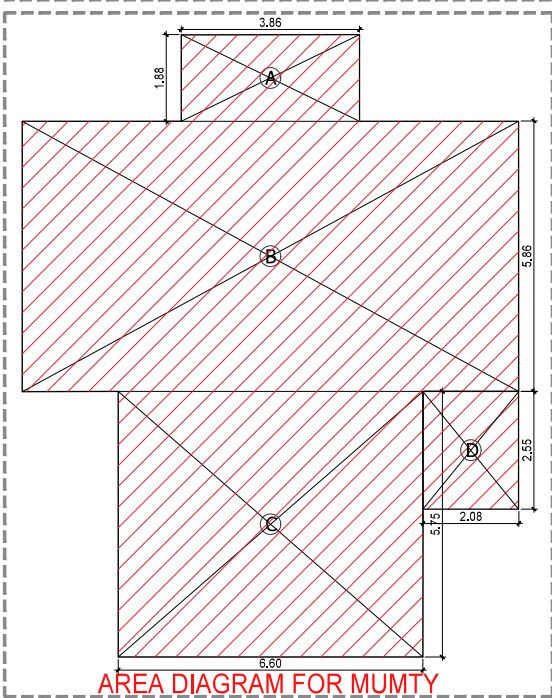
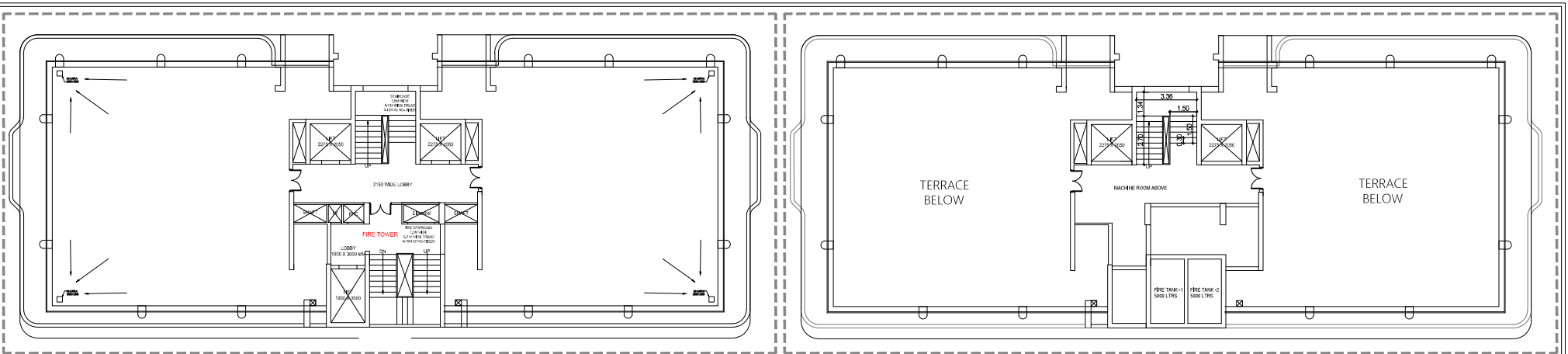
AUTH. SIGNATORY: [Signature]  
ARCHITECT'S SIGNATURE: [Signature]

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

DRAWING TITLE:  
TOWER-5 CLUSTER PLANS WITH AREA CALCULATION (REFUGE FLOOR 18TH & 28TH LVL.)

SCALE: 1/100 DWG. NO.: T5-03  
DATE: 31.07.2025





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**  
REGISTERED ARCHITECTS & INTERIORS  
OFFICE: 2F, BALA SAMRAH NAGAR, 10TH CROSSROAD, SECTOR-136, NOIDA  
PHONE: 91-9210000000

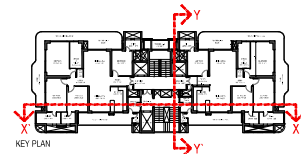
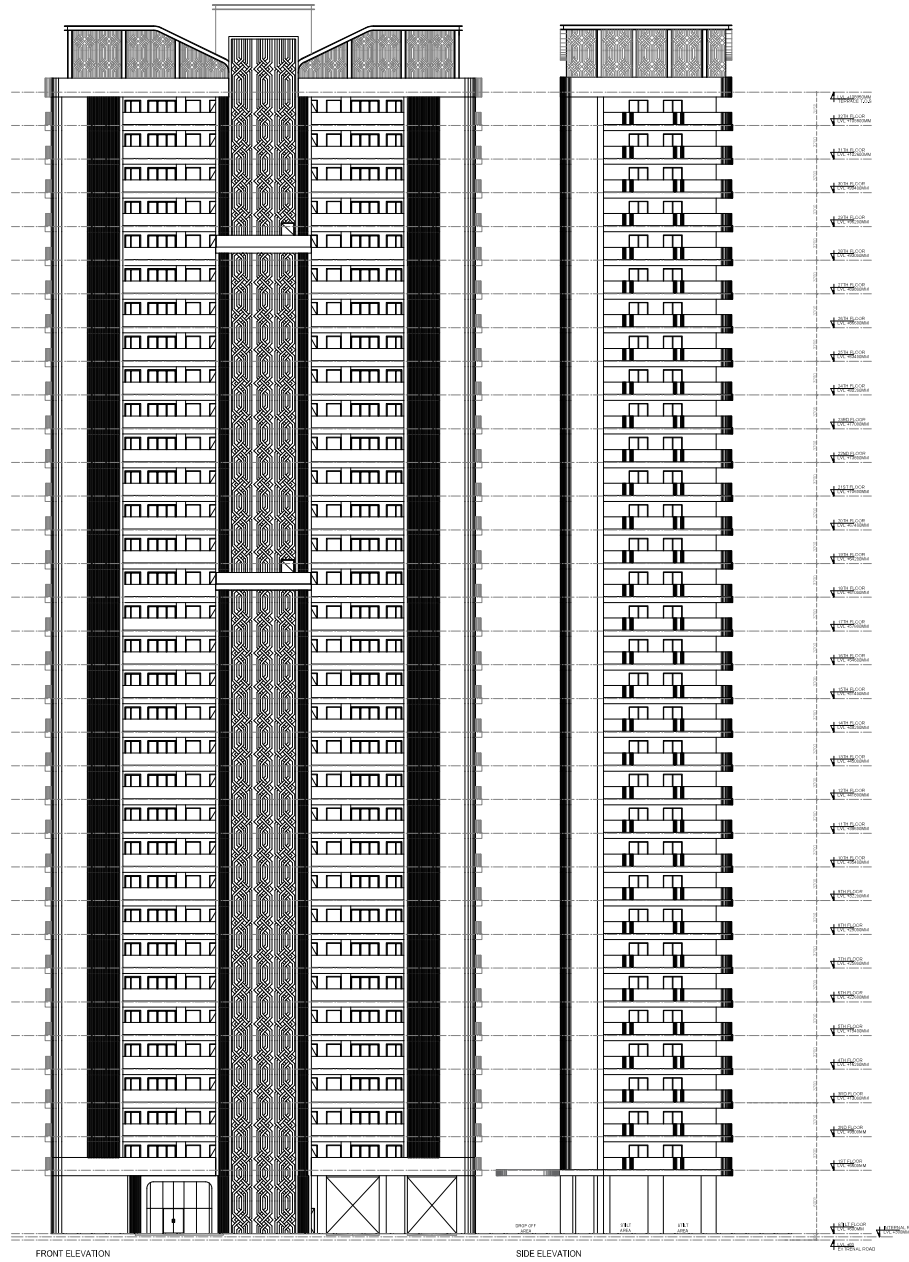
AUTH. SIGNATORY	ARCHITECT'S SIGNATURE

CUSTOMER  
 SSSI 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

Signature valid



FILE NO. GDA&P/25-260555

**SUBMISSION DRAWING**

**PROJECT:**  
Proposed Group Housing OYSTER WALK at P&T No 20 Oakwood Endvale Section-7, Wave City, Chesham, Uttar Pradesh

**ARCHITECTS:**  
**KGN ARCHITECTS**  
Architects & Interiors  
K. G. Nigam, Founder & Managing Director  
K. G. Nigam, Founder & Managing Director

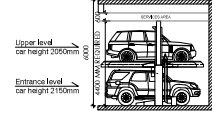
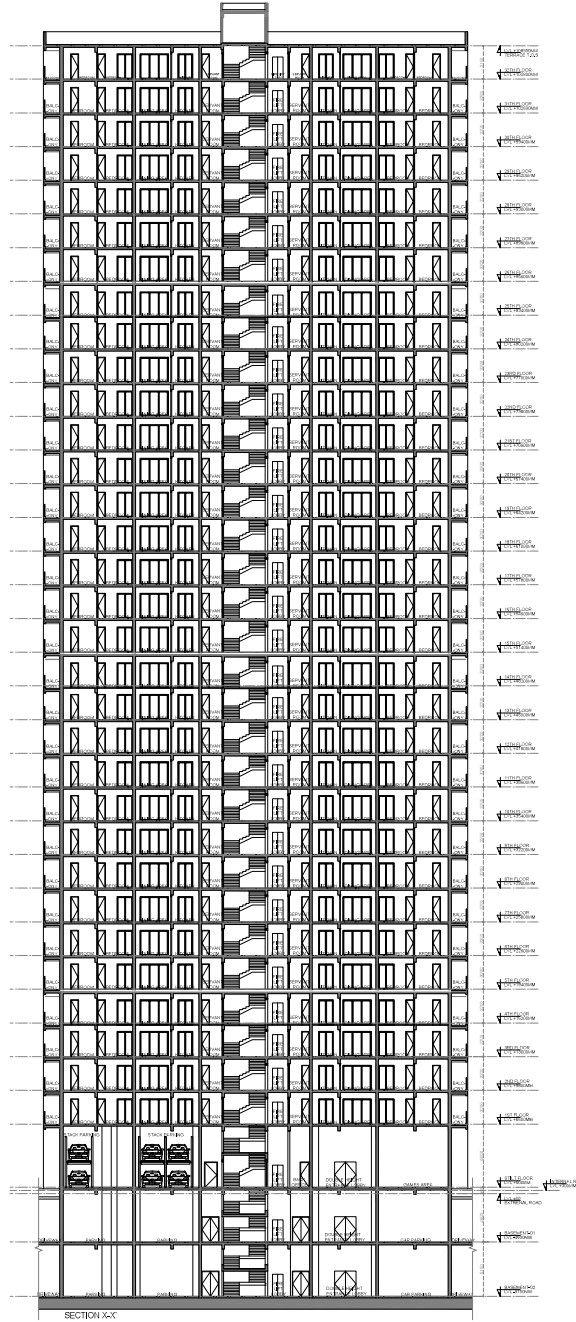
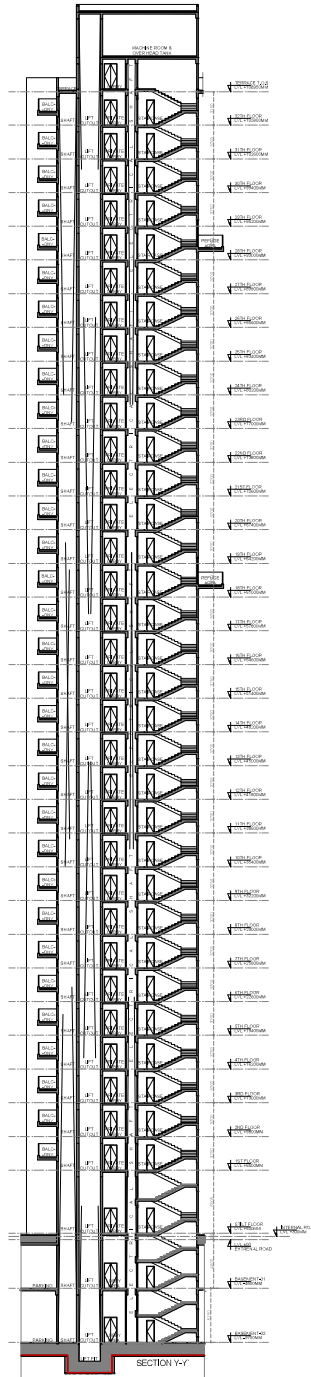
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1:100

**DATE:** 14.08.2025

**DRAWING TITLE:**  
TOWER-6  
ELEVATION

**SCALE NO.:** T5 - 06

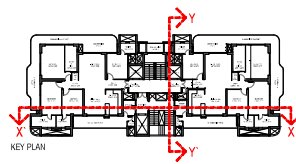
Signature



**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/BP/25-26/0555

**SUBMISSION DRAWING**

PROJECT:  
 Proposed Group Housing/OSTER  
 WALK at P&M No 2C Oakwood  
 Endave Sector-7 Wave City  
 Chhatrapati, Uttar Pradesh

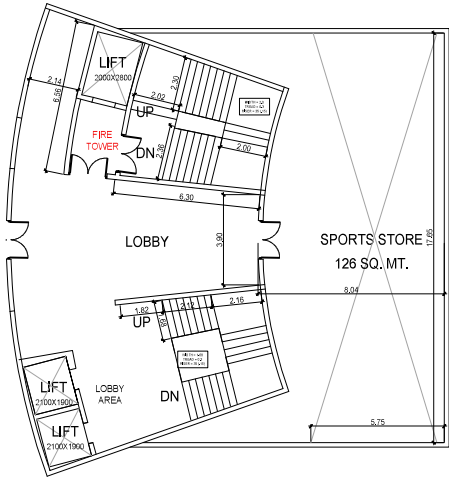
**IGN ARCHITECTS**  
 ARCHITECTS

SCALE: 1:100  
 DATE: 14.08.2025

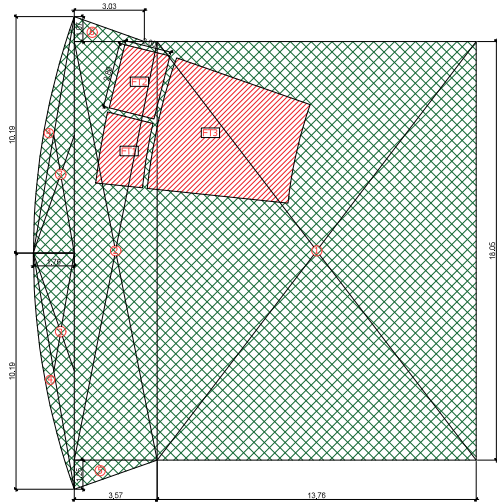
**TOWER-6 SECTION**

DRAWING NO. T5 - 07

Signature [Signature]



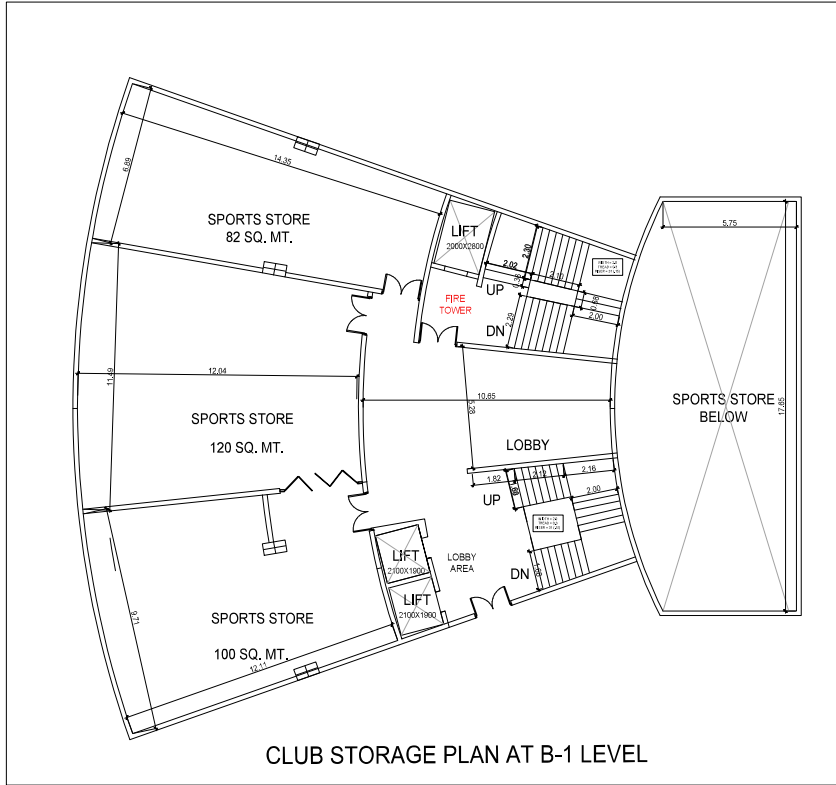
CLUB STORAGE PLAN AT B-2 LEVEL



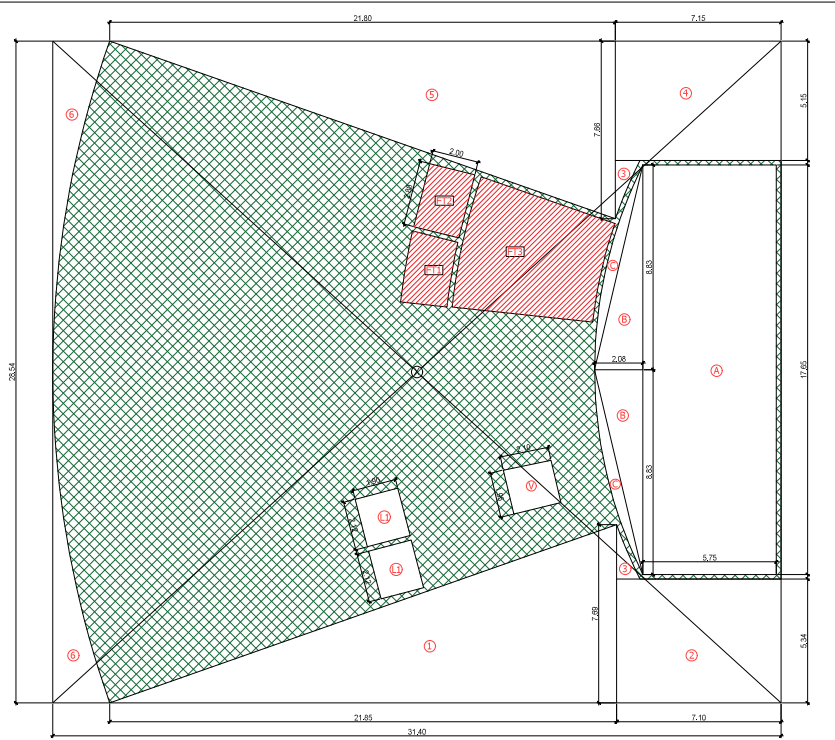
BASEMENT 2 AREA DIAGRAM

AREA STATEMENT OF CLUB BASEMENT -2 FLOOR					
ADDITION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	1	13.750	18.050	1	248.37
2	2	3.570	18.050	1	64.44
3	3	1.700	10.190	2	17.93
4	4	POLYLINE		2	6.10
5	5	3.570	1.250	0.5	2.23
6	6	3.050	1.070	0.6	1.62
TOTAL (A)					340.69
DEDUCTION					
S. NO	LEGEND	LENGTH	WIDTH	NO.	AREA
1	FT1	POLYLINE		1	5.95
2	FT2	POLYLINE		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



CLUB STORAGE PLAN AT B-1 LEVEL



BASEMENT 1 AREA DIAGRAM

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	5.540	1	37.91
3	3	POLYLINE		2	2.25
4	4	7.150	5.150	1	36.82
5	5	21.500	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	6.30
10	V	3.100	1.660	1	4.10
11	L1	1.900	2.120	2	8.06
12	FT1	POLYLINE		1	5.95
13	FT2	POLYLINE		1	5.60
14	FT3	POLYLINE		2	30.94
TOTAL (B)					448.39
NET COVERED AREA= (A-B)					447.77

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**  
REG. NO. 17/2015/2015/107 (INDIA)  
REG. NO. 17/2015/2015/107 (INDIA)  
REG. NO. 17/2015/2015/107 (INDIA)

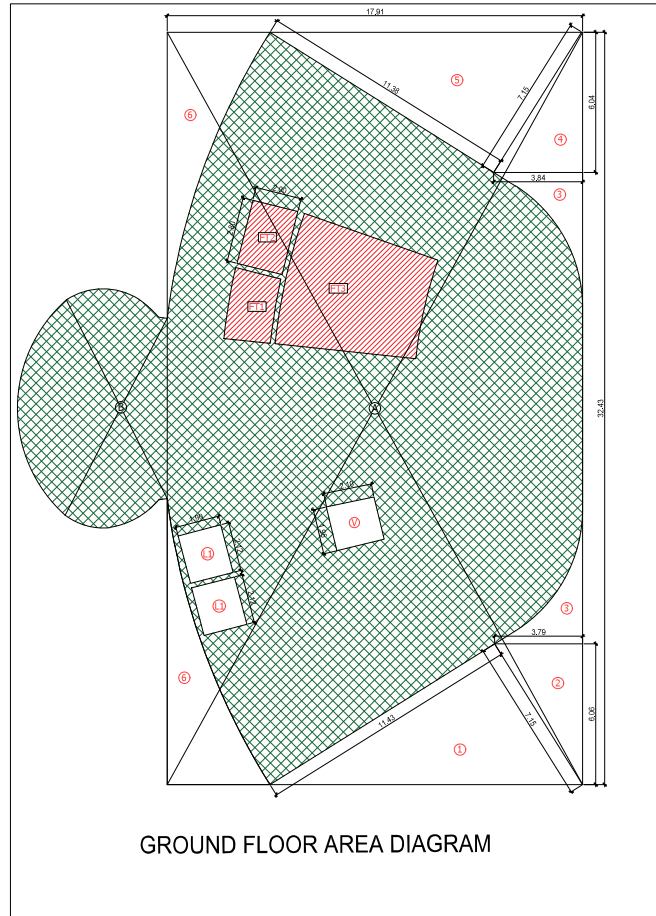
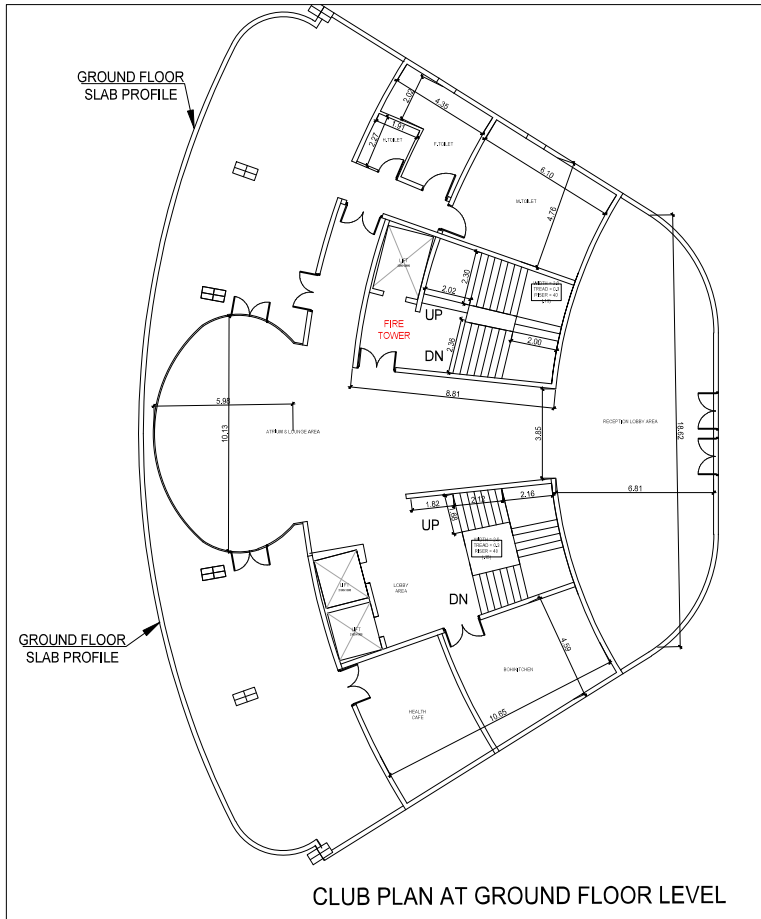
AUTH. SIGNATORY ARCHITECT'S SIGNATURE

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

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	NET FLOOR AREA	TOTAL GROUND COVER
1	BASEMENT 01	477.77	1
2	BASEMENT 02	298.21	2
3	SECOND FLOOR	421.85	
4	FIRST FLOOR	635.33	635.33
5	SECOND FLOOR	736.90	
6	THIRD FLOOR	286.43	
7	TOTAL	2776.98	635.33

AREA STATEMENT OF CLUB STILT FLOOR ADDITION					
S. NO.	LEGEND	LENGTH	WIDTH	NO.	AREA
1	A	17.910	32.430	1	580.82
2	B	POLYLINE		1	55.14
TOTAL (A)					635.96

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
TOTAL (B)					214.08
NET COVERED AREA= (A-B)					421.88

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**  
B-10/100, 1st FLOOR, PRAJAPATI NAGAR, 10th CROSSING, SECTOR-136, NOIDA, UTTAR PRADESH.  
Mob: 9953208888, 9953208889, 9953208890

AUTH. SIGNATORY	ARCHITECT'S SIGNATURE

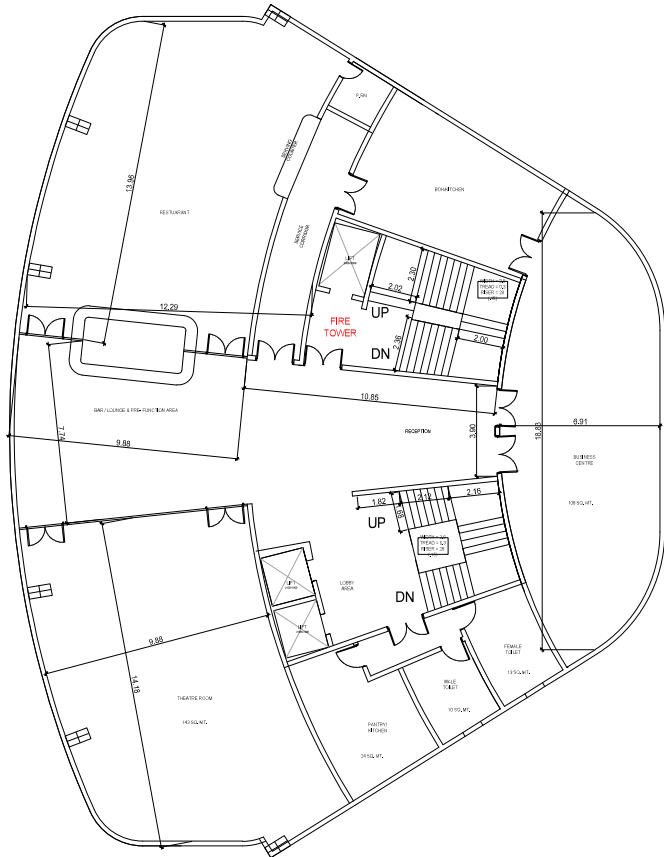
OWNER:  
SRSD Infrastructure Venture LLP, A-15, 4th Floor, Sector-136, Noida, through its Auth. Signatory Mr. Shakti Saxena

DRAWING TITLE:  
CLUB AT GROUND FLOOR LEVEL WITH AREA CALCULATION

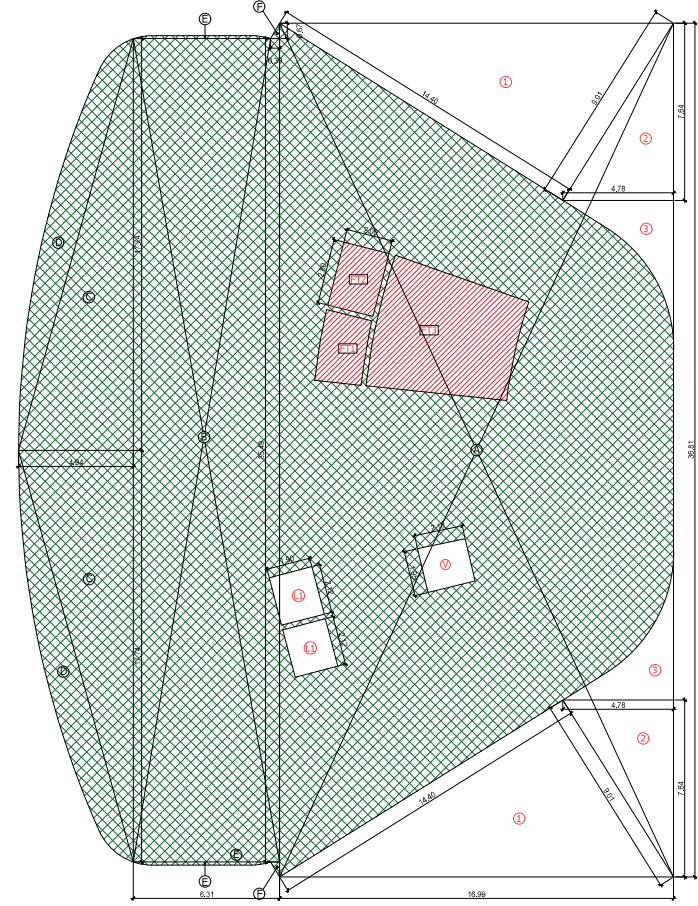
SCALE: 1:100	DWG. NO.
DATE: 31.07.2025	SC-02

Signature





SECOND FLOOR PLAN



SECOND FLOOR AREA DIAGRAM

AREA STATEMENT OF COMMUNITY & SOCIAL CENTER (IN SQUAREMETER)			
S.NO	FLOOR	NET FLOOR AREA	TOTAL GROUND COMPAGE
1	BASMENT 01	477.77	1
2	BASMENT 02	269.21	2
4	GRILLY FLOOR	421.68	
5	PARSH FLOOR	620.33	620.333
6	SECOND FLOOR	776.50	
7	THIRD FLOOR	285.46	
8	TOTAL	776.96	2070.17

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

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**  
302/FLOOR 3, SUBHASNAGAR, 101A, SECTOR 14, GHAZIABAD, UTTAR PRADESH, INDIA

AUTH. SIGNATORY	ARCHITECT'S SIGNATURE

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

