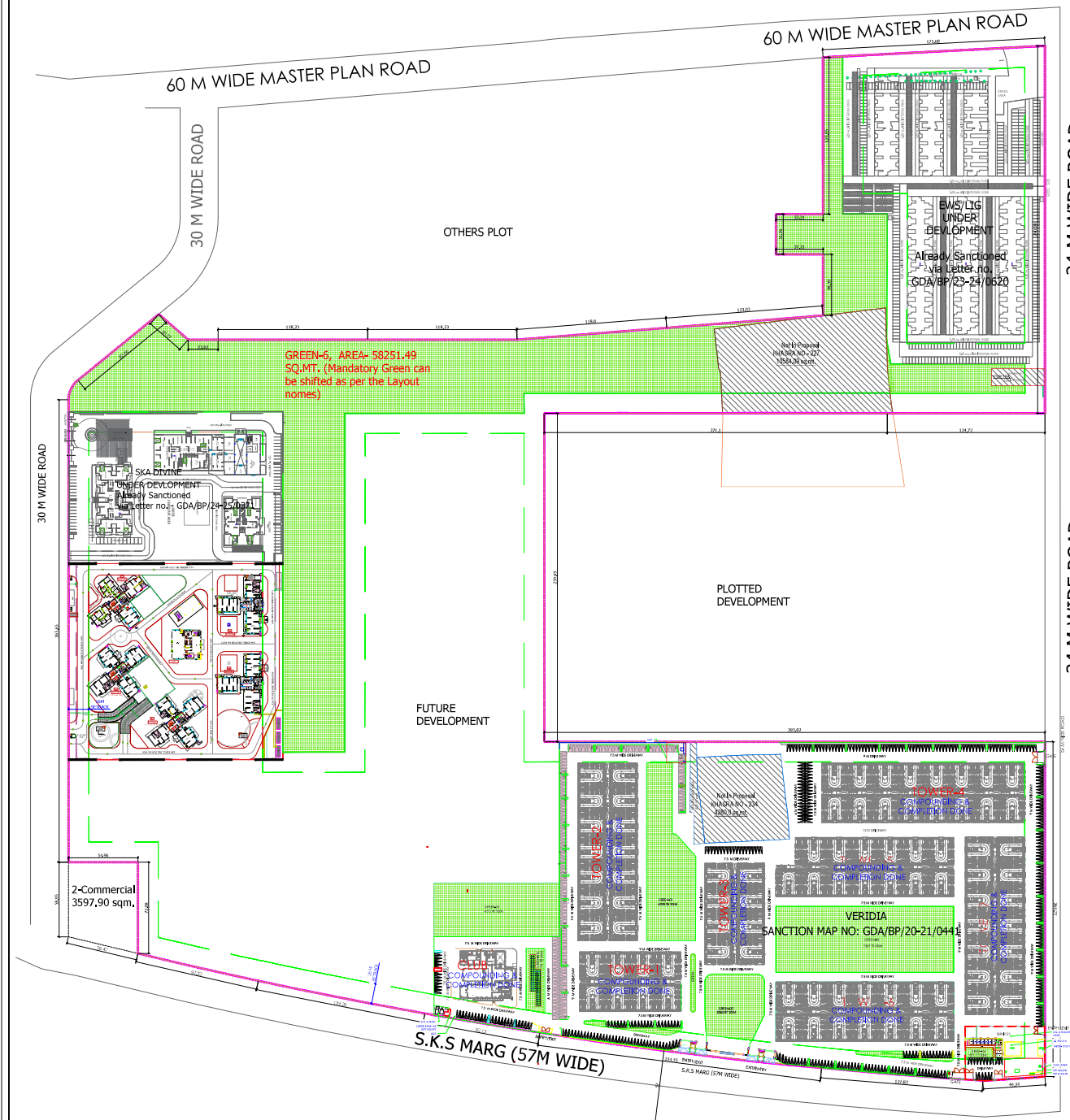




60 M WIDE MASTER PLAN ROAD

24 M WIDE ROAD

24 M WIDE ROAD

AREA DETAILS (Based on approved Compounding MAP Dated 12/12/2025) OF GH-02, SECTOR-01 WAVE CITY		
Sr. No.	TYPE	Area (sqm.)
1	Total Plot Area	35508.75
2	Green Area Required	77768.88
3	Green Area Proposed	77768.88
4	Green-1	4088.25
5	Green-2	2352.87
6	Green-3	7337.70
7	Green-4	733.98
8	Green-5	875.17
9	Green-6	4215.42
10	Green-7	58251.49
11	Plot Area	77818.90
12	Other Land to be purchased (Not in proposal)	15419.01
13	Net Plot Area	262790.81
14	Permissible Ground Coverage @ 25 %	65695.28
15	Actual & Proposed Ground Coverage (as per the previous Sanction, Compounded & Proposed)	
16	Already Consumed Veridia	33907.14
17	Already Consumed S&A Drive	4088.84
18	Already Consumed EWS - LIG	7337.70
19	Proposed Veridia height	5084.16
20	Total (15%)	5084.16
21	Permissible FAR @ 2.5	65695.03
22	Actual & Proposed FAR (as per previous Sanction, Compounded & Proposed)	
23	Excluding EWS LIG	
24	Already Consumed Veridia	197796.74
25	Already Consumed S&A Drive	76026.38
26	Already Consumed EWS - LIG	0.00
27	Proposed Veridia height	102524.86
28	Total (1.43%)	376954.97
29	Actual & Proposed NON FAR (as per previous Sanction, Compounded & Proposed)	
30	Including EWS LIG (FAR and Non FAR)	
31	Already Consumed Veridia	36190.42
32	Already Consumed S&A Drive	5875.13
33	Already Consumed EWS - LIG (Non FAR)	11318.33
34	Proposed Veridia height	85161.14
35	Total	184775.22
36	IN SERVICES AREA Veridia height	5150.24
37	Permissible service area	4760.35
38	Actual & Proposed Built-up Area (as per previous Sanction, Compounded & Proposed)	
39	Including EWS LIG	
40	Already Consumed Veridia	233921.16
41	Already Consumed S&A Drive	13484.12
42	Already Consumed EWS - LIG (F&N/Non FAR)	11382.22
43	Proposed Veridia height	18866.07
44	Total	476035.55
45	Permissible Units @ 15% Plot	8278
46	Actual & Proposed Units (as per previous Sanction, Compounded & Proposed)	
47	Excluding EWS LIG	
48	Already Consumed Veridia	820.00
49	Already Consumed S&A Drive	536.00
50	Proposed Veridia height	435.00
51	Total	1885
52	Parking (Excluding EWS/LIG)	
53	Required Parking	3114.00
54	Veridia	1497
55	S&A Drive	766
56	Veridia height	865
57	Proposed Parking	833
58	Veridia	1587
59	S&A Drive	835
60	Veridia height	1335
61	Details of EWS/LIG, as per Sanction File No: GDA/BP/23-24/0620 Dated 18-02-2024	
62	Proposed Ground Coverage	7381.85
63	Proposed Built-up Area	133852.22
64	Proposed EWS Unit	1380 Nos.
65	Proposed LIG Unit	1380 Nos.
66	Proposed Car Parking	865 Nos.
67	Proposed Two Wheeler Parking	1535 Nos.

PARKING CALCULATION		
Requirement	No. of Units/No. of Parking	
16.1 Flats Area more than 150sq.mt. @ 1.5862/GU	476	754
16.2 Club/HQ+2 Floors @ 1 EWS / 100 sqm. FAR	2712.29	35
16.3 Convenience shops and Amenities @ 1 EWS / 100 sqm. FAR	2355.98	24
16.4 Visitor Parking @ 20% of total requirement	72	12
16.5 Total Parking Required	865	865
	Primary	Secondary
16.6	7	7
16.7	10	10
16.8	408	105
16.9	447	108
16.10	902	1115

AREA CALCULATION		
Ground Coverage	FAR Area	Consentment SH&P FAR Area
BASEMENT-01	154.81	24094.66
BASEMENT-02		24408.30
SITE LVL (Guard + motor room)	76.95	76.95
CLUB	1078.09	0.00
(B1) Tower-1	801.92	21121.22
(B2) Tower-2	801.92	21121.22
(B3) Tower-3	801.92	18705.23
(A1) Tower-4	761.78	19729.06
(A2) Tower-5	761.78	19729.06
Total Area	5084.16	100718.87

PROJECT TITLE

PROPOSED GROUP HOUSING (VERIDIA HEIGHTS) AT PLOT NO, GH02 PH03 AT WAVE CITY NH24 GHAZIABAD

KEY PLAN

OWNER -

UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD, PLOT NO-757, DASHA, KAZIPURA MORE, NH-24, GHAZIABAD

OWNER SIGNATURE

ARCHITECT'S / TOWN PLANNER'S SIGNATURE

Mr. Arun Nanda, Architect
Control of Architecture
Registration No. CA20054977

SCALE -

N.T.S

DRAWING TITLE

SUBMISSION DRAWING FOR PROPOSED GROUP HOUSING (VERIDIA HEIGHTS) AT PLOT NO, GH02 PH03, AT WAVE CITY NH24 GHAZIABAD

GH-2 SITE PLAN & AREA CALCULATION

DRAWING NO.

SUB/VH/B/01/25