



# Wave Floors

2 & 3 BHK, G+2 independent residential floors

RERA Promoter's Reg. No. UPRERAPRM5538  
RERA Project Reg. No. UPRERAPRJ3757, UPRERAPRJ3781, UPRERAPRJ3790

**WAVE**  
**City**

*The city that thinks for you*

# Wave Floors



Actual Site Photograph

Part of a vast, self-sufficient and future ready Wave City, Wave Floors symbolizes comfort, convenience and privacy. With an array of distinct 2 & 3 BHK, G+2 independent residential floors situated in Sector 2 (Pinewood Enclave), Sector 3 (Kingwood Enclave), Sector 4 (Springwood Enclave), Sector 5 (Greenwood Enclave) and Sector 7 (Rosewood Enclave), Wave Floors offers more than one can dream of. It is a place to live freely, enjoying privacy, experiencing an independent lifestyle in your private unit with its sizes ranging from 53.69 Sq. m. to 125.17 Sq. m. of carpet area within plot size varying from 112.5 sq. m. to 240 sq. m.

Holding the exclusive \*terrace usage rights, the inhabitants of Second storey at Wave Floors will redefine the grandeur of living and make their stay at Wave Floors a celebration.

## WAVE FLOORS FEATURES

<p>Wide roads for excellent connectivity</p>	<p>*Artistic Image</p>	<p>G+2 structure</p>	<p>Actual Image</p>
<p>*Artistic Image</p>	<p>Neighbourhood parks</p>	<p>Actual Image</p>	<p>Ultra modern infrastructure</p>

Disclaimer: The photographs given in the brochure are only artistic impression and may not fully/ exactly match with the project specifications.

\*Terrace area remaining after installation of Overhead tank for occupants of GF, FF & SF.

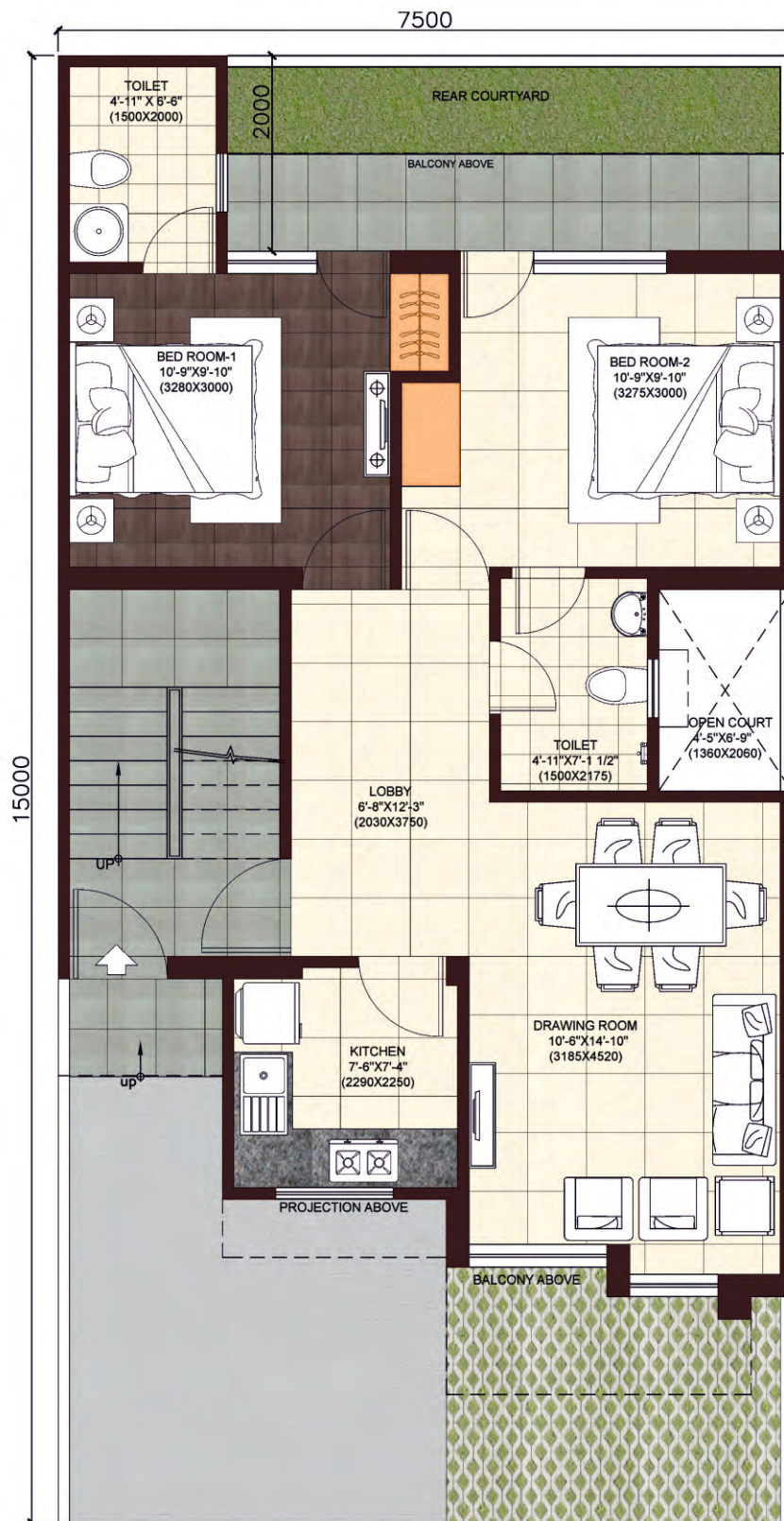
# SPECIFICATIONS - TYPE I

Living/Dining Area	
Walls	Oil bound distemper
Floors	Vitrified tiles
External Doors	Polished/painted wooden frame with moulded skin/flush door
Windows	Wooden frames, fixed & openable glass shutters with branded H/W fittings
Switches	Modular switches
Master Bedroom	
Walls	Oil bound distemper
Floors	Vitrified tiles
Doors	Polished/painted wooden frame with moulded skin/flush door
Windows	Wooden frames, fixed & openable glass shutters with branded H/W fittings
Switches	Modular switches
Other Bedroom	
Walls	Oil bound distemper
Floors	Vitrified tiles
Doors	Polished/painted wooden frame with moulded skin/flush door
Windows	Wooden frames, fixed & openable glass shutters with branded H/W fittings
Switches	Modular switches
Kitchen	
Walls	Ceramic tiles upto 2 ft. ht. above counter/oil bound distemper
Floors	Vitrified tiles
Doors	Polished/painted wooden frame with moulded skin/flush door
Windows	Wooden frames, fixed & openable glass shutters with branded H/W fittings
Others	Working platform with granite top and SS sink, chrome plated fittings and modular switches, points for RO and geyser
Bathroom/Toilet	
Walls	Ceramic tiles up to 7 ft. ht.
Floors	Anti-skid ceramic tiles
Doors	Polished/painted wooden frame with moulded skin/flush door
Windows/Ventilator	Wooden frames, fixed & openable glass shutters with branded H/W fittings
Others	Floor/wall mounted WC with exposed cistern, wall hung/under granite counter wash basin, chrome plated fittings and modular switches

## SPECIFICATIONS - TYPE II

Living/Dining Area	
Walls	Oil bound distemper
Floors	Vitrified tiles
External Door/ window	UPVC glazed door/ window
Switches	Modular switches
Master Bedroom	
Walls	Oil bound distemper
Floors	Vitrified tiles
Doors	Polished/painted wooden frame with moulded skin/flush door
External Door/ window	UPVC glazed door/ window
Switches	Modular switches
Other Bedroom	
Walls	Oil bound distemper
Floors	Vitrified tiles
Doors	Polished/painted wooden frame with moulded skin/flush door
External Door/ window	UPVC glazed door/ window
Switches	Modular switches
Kitchen	
Walls	Ceramic tiles upto 2 ft. ht. above counter/oil bound distemper
Floors	Vitrified tiles
Doors	Polished/painted wooden frame with moulded skin/flush door
External Door/ window	UPVC glazed door/ window
Others	Working platform with granite top and SS sink, chrome plated fittings and modular switches, points for RO and geyser
Bathroom/Toilet	
Walls	Ceramic tiles up to 7 ft. ht.
Floors	Anti-skid ceramic tiles
Doors	Polished/painted wooden frame with moulded skin/flush door
Windows/Ventilator	UPVC glazed window/ ventilator
Others	Floor/wall mounted WC with exposed cistern, wall hung/under granite counter wash basin, chrome plated fittings and modular switches

# Wave Floors - Ground Floor Plan (Type I)



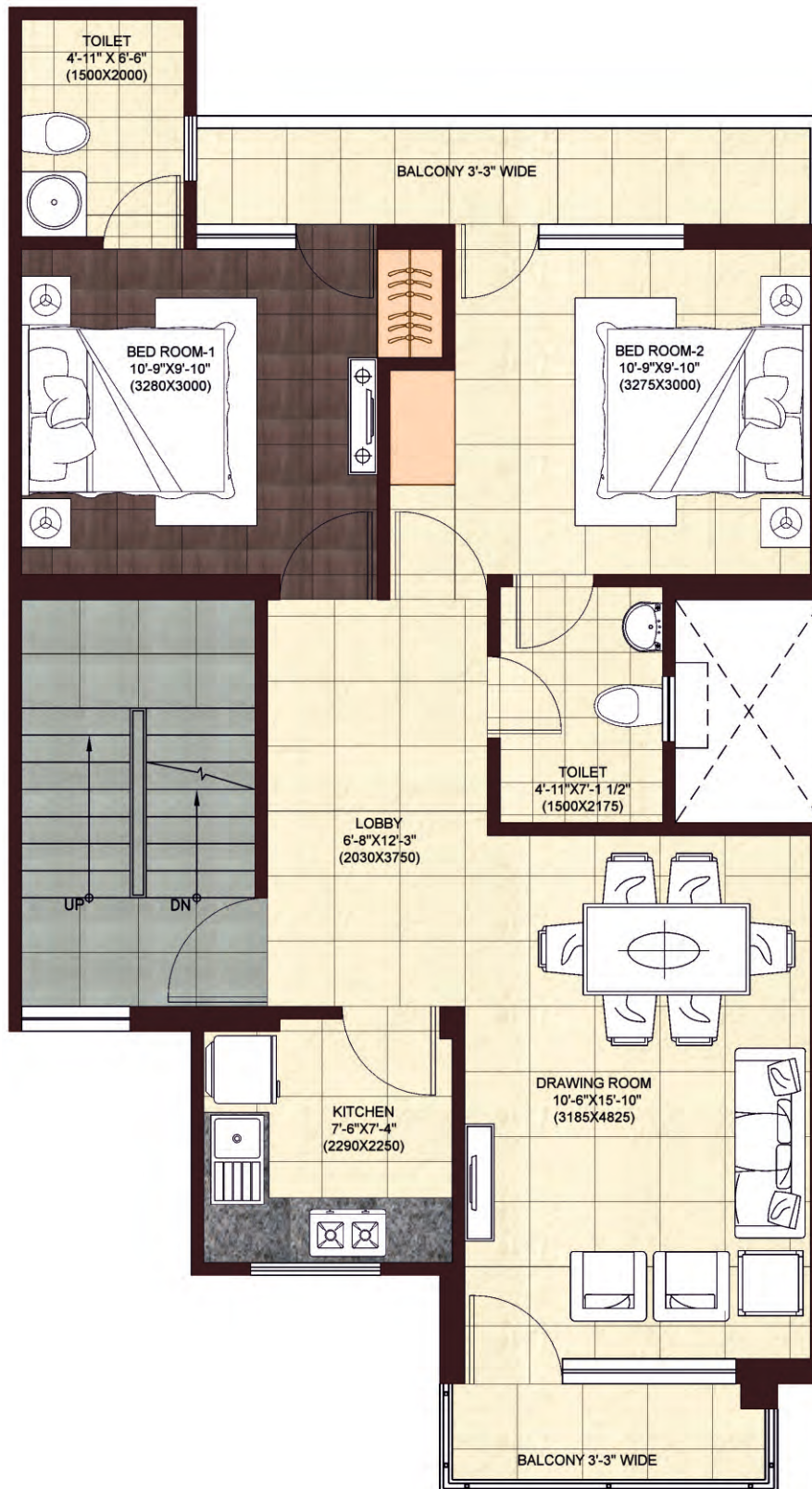
**Unit: 2 BHK**

Plot Size: 112.5 sq. m./ Carpet Area: 56.071 sq. m.

Varandah Area: 9.38 sq. m.

(1 sq. m. = 10.764 sq. ft.)

# Wave Floors - First Floor Plan (Type I)



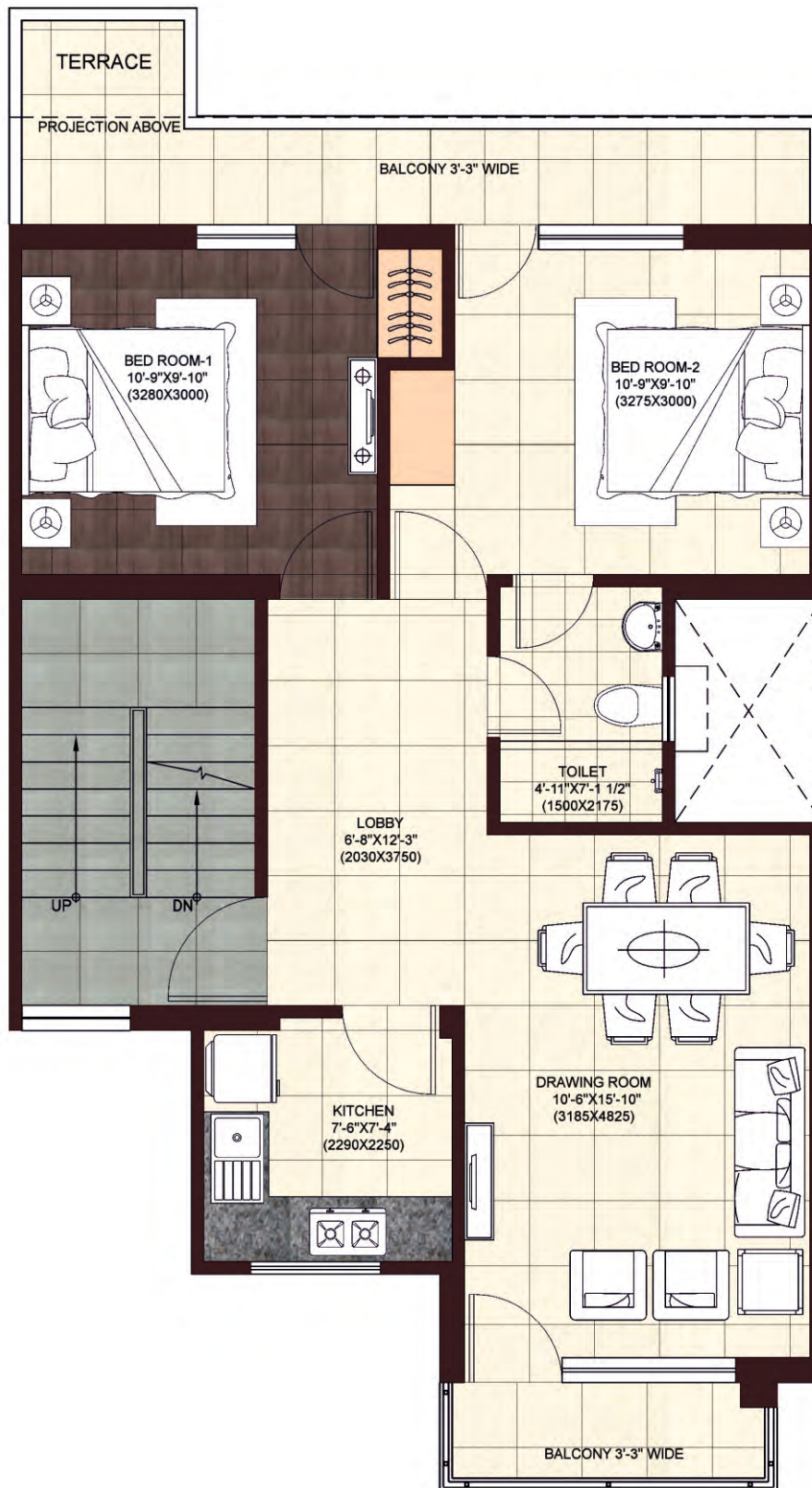
Unit: 2 BHK

Plot Size: 112.5 sq. m./ Carpet Area: 56.780 sq. m.

Balcony Area: 8.88 sq. m.

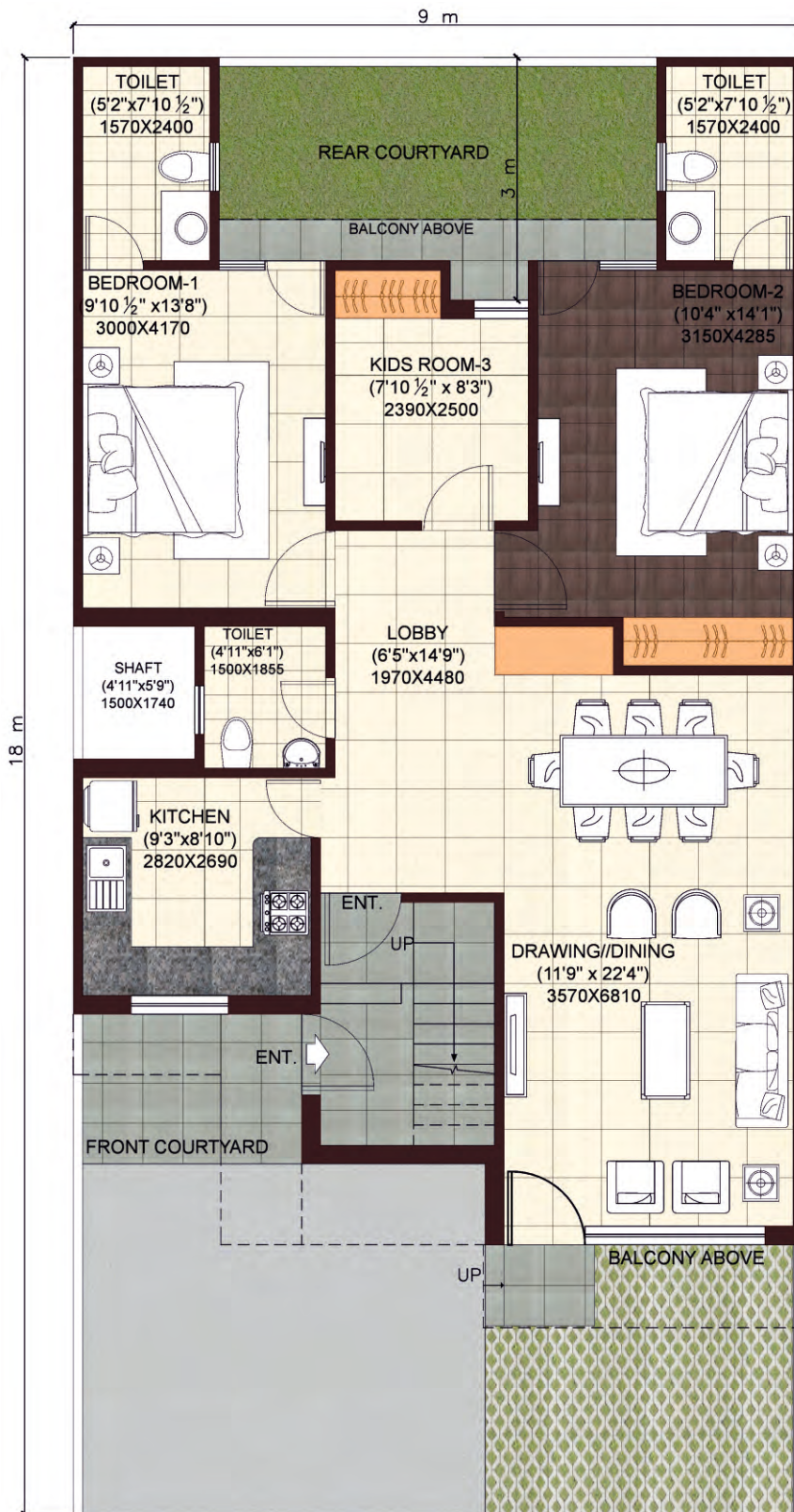
(1 sq. m. = 10.764 sq. ft.)

# Wave Floors - Second Floor Plan (Type I)



Unit: 2 BHK  
Plot Size: 112.5 sq. m./ Carpet Area: 53.694 sq. m.  
Balcony Area: 10.61 sq. m.  
(1 sq. m. = 10.764 sq. ft.)

# Wave Floors - Ground Floor Plan (Type I)



**Unit: 2 BHK + Study Room**

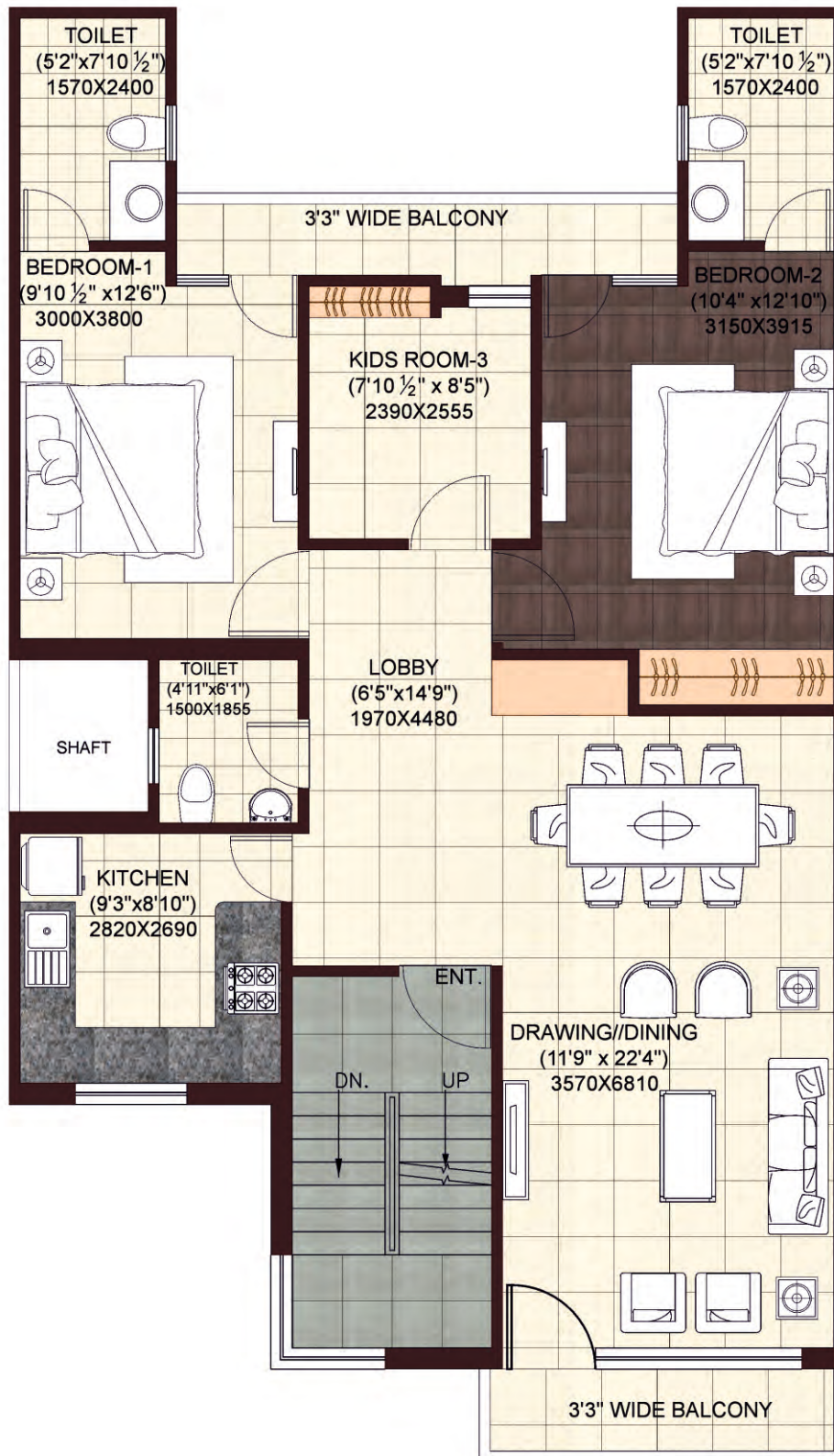
Plot Size: 162 sq. m./ Carpet Area: 88.171 sq. m.

Varandah Area: 7.07 sq. m.

(1 sq. m. = 10.764 sq. ft.)



## Wave Floors - First Floor Plan (Type I)



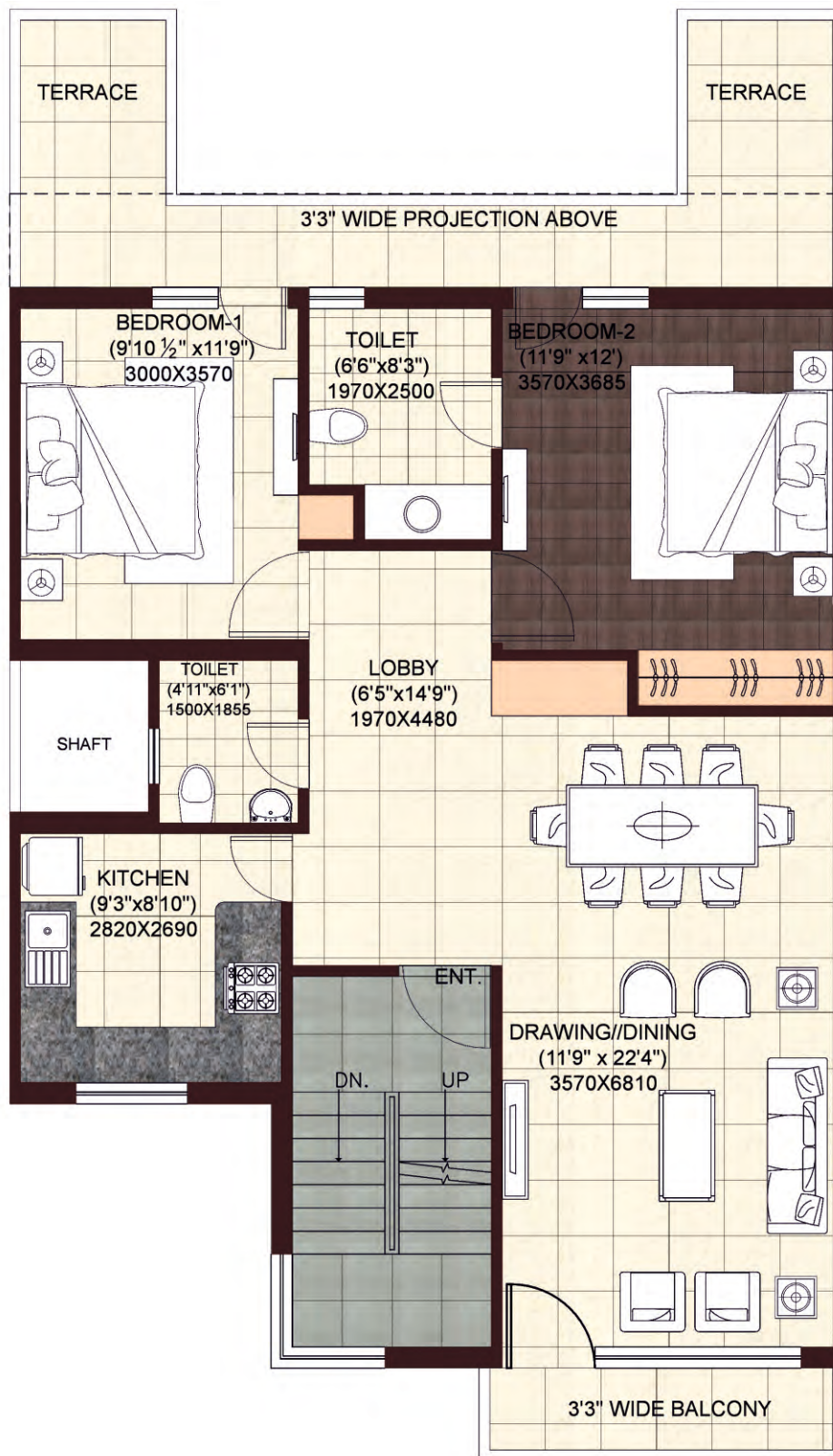
**Unit: 2 BHK + Study Room**

Plot Size: 162 sq. m./ Carpet Area: 86.587 sq. m.

Balcony Area: 8.70 sq. m.

(1 sq. m. = 10.764 sq. ft.)

# Wave Floors - Second Floor Plan (Type I)



**Unit: 2 BHK + Study Room**

Plot Size: 162 sq. m./ Carpet Area: 76.145 sq. m.

Balcony Area: 12.8 sq. m.

(1 sq. m. = 10.764 sq. ft.)

# Wave Floors - Ground Floor Plan (Type I)



**Unit: 3 BHK**

Plot Size: 240 sq. m./ Carpet Area: 125.171 sq. m.

Verandah Area: 12.79 sq. m.

(1 sq. m. = 10.764 sq. ft.)

## Wave Floors - First & Second Floor Plan (Type I)



Unit: 3 BHK

Plot Size: 240 sq. m./ Carpet Area: 125.042 sq. m.

Balcony Area: 12.79 sq. m.

(1 sq. m. = 10.764 sq. ft.)

# Wave Floors - Ground Floor Plan (Type II)



**Unit: 2 BHK**

Plot Size: 112.5 sq. m./ Carpet Area: 56.071 sq. m.

Varandah Area: 9.38 sq. m.

(1 sq. m. = 10.764 sq. ft.)

# Wave Floors - First Floor Plan (Type II)



Unit: 2 BHK

Plot Size: 112.5 sq. m./ Carpet Area: 56.780 sq. m.

Balcony Area: 8.88 sq. m.

(1 sq. m. = 10.764 sq. ft.)

# Wave Floors - Second Floor Plan (Type II)



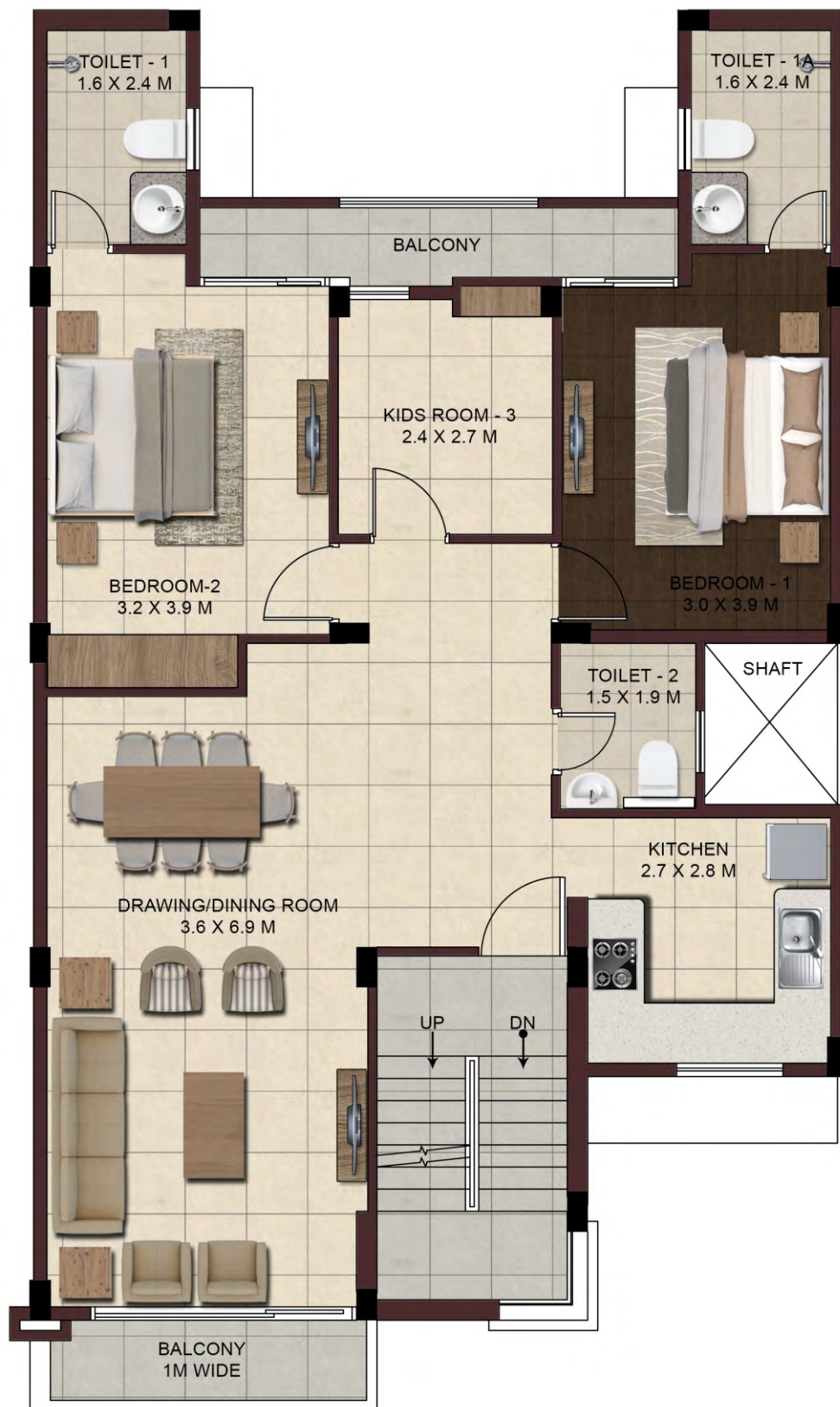
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**Unit: 2 BHK + Study Room**

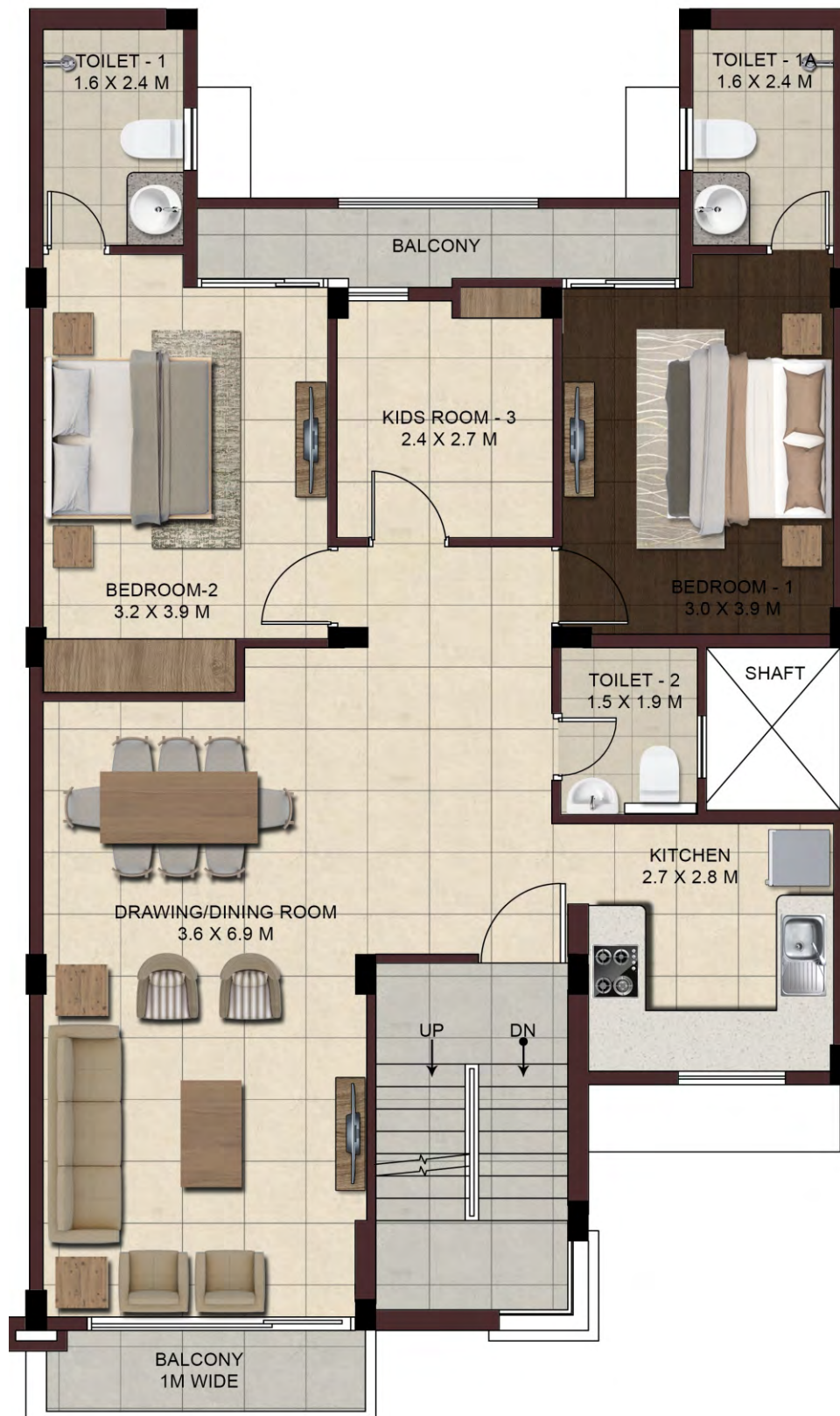
Plot Size: 162 sq. m./ Carpet Area: 88.171 sq. m.

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# Wave Floors - First Floor Plan (Type II)



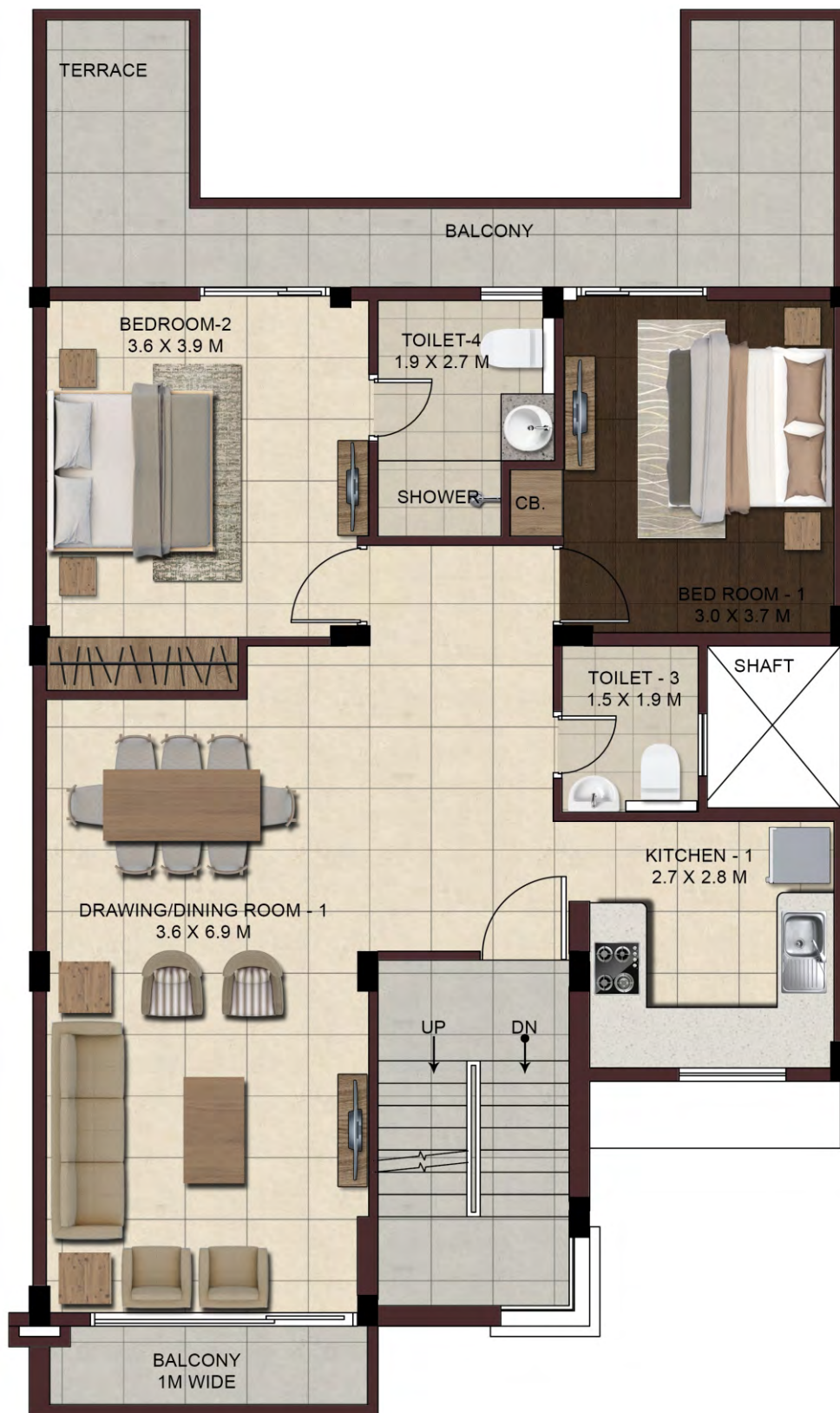
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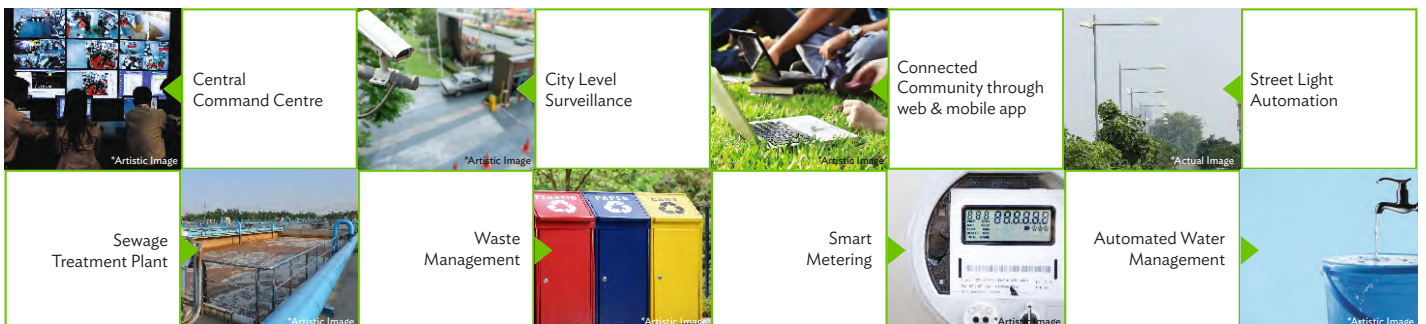
Wave City - A first of its kind project that truly personifies the concept of creating a city that thinks for you. Spread over an impressive landscape adjacent to National Highway 24, Wave City is one of India's largest Hi-Tech City based on "Hi-Tech City Concept". Undertaken and promoted by "Uppal Chadha Hi-Tech Developers Pvt. Ltd.", the project focuses on creating an entirely new way of living with contemporary infrastructure and facilities. The city promises to offer a nurturing environment to its residents and is being developed to provide an entirely new living experience that will be unparalleled.

This mixed-use destination focuses on quality construction, keeping in mind the contemporary design and new-age architecture. With the luxury of green open spaces and modern infrastructure designs, the city ensures a pampered, secure and luxurious lifestyle to its inhabitants.

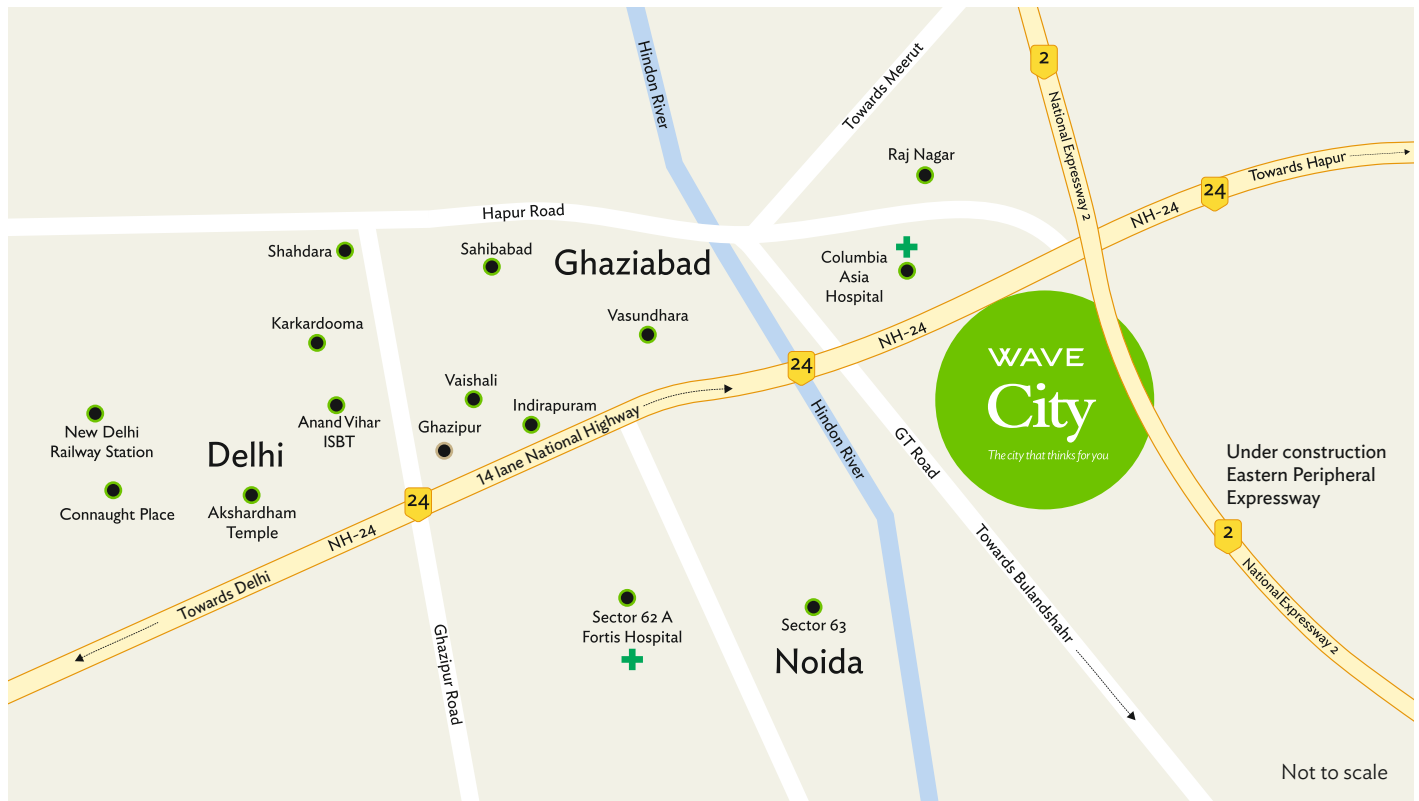
### Wave City - Salient Features

- Spread over huge expanse, first phase under development
- Hi-Tech and contemporary features
- Strategically located on NH 24, the newest suburb of Delhi
- Wide array of products: Residential, Plots, Independent Floors, Villas, Group Housing, Commercial, etc.
- Excellent intra-city road network for congestion free and smooth traffic movement
- Large green spaces spread across the city
- Educational Institutes, Health, Sports facilities, etc. within the city
- Neighbourhood facilities & amenities
- GPS Enabled Intra-city transport facility

## SMART FEATURES



# Wave City Smart Location



## Location advantages

	<p>15 minutes from Noida (Sector-62)</p>		<p>10 minutes from 8 lane Delhi - Meerut Expressway</p>
<p>30 minutes from Akshardham Temple</p>		<p>5 minutes from the nearest proposed Metro Station</p>	

## Consultants

Master Planning, Landscape & Infrastructure Development



IGBC Pre-certified Platinum Rated Township



**IGBC Pre-certified Platinum Rated Green Township.**

**Wave Floors, Wave City, NH 24, Newest Suburb of Delhi**

**Sales Office:** Wave City Sales Pavilion, Sardar Kulwant Singh Chadha Marg, NH 24, Uttar Pradesh-201015 | **Website:** [www.wavecity.in](http://www.wavecity.in)

**Project Location:** Wave Floors, Sector-2, Pinewood Enclave, Wave City, NH 24 | **Website:** [www.wavecity.in/wavefloors](http://www.wavecity.in/wavefloors)

**Toll Free No.:** 1800 102 3950 | **Email:** [customercare@wavecity.in](mailto:customercare@wavecity.in) | **RERA Website:** [www.up-rera.in](http://www.up-rera.in)



**WAVE CITY - WAVE FLOORS**

PRICE LIST  
wef February 07, 2024

**BASIC SELLING PRICE**

	Plot Area (Sq yd.)	Unit Area		Unit Type (BHK)	Floor	BSP (Rs.)
		Carpet Area in Sq Meter	Super Area in Sqft			
1	135	53.694	912	2 BHK	2nd	5745600
		56.780	932	2 BHK	1st	5964800
		56.070	932	2 BHK	Ground	6058000
2	194	76.145	1204	2 BHK	2nd	7585200
		86.587	1284	2 + Study	1st	8217600
		88.171	1284	2 + Study	Ground	8346000
3	287	125.040	1831	3BHK + Servant	2nd	11535300
		125.040	1831	3BHK + Servant	1st	11718400
		125.171	1831	3BHK + Servant	Ground	11901500

**PREFERENTIAL LOCATION CHARGES (PLC) As Applicable**

- 1 Units Facing Park
- 2 Units Facing Green Belt
- 3 Corner units / 2 side open units
- 4 Units Facing 18 Mtr. wide road or above

Particulars	Amount
1 Single PLC	3% of BSP
2 Double PLC	5% of BSP
3 Triple PLC	7% of BSP

**OTHER CHARGES**

Particular	Amount
1 Peripheral Development Charges (PDC)	Free of Cost
2 High End - Electrification Development Charges (EDC)	Free of Cost
3 Conversion Charges (CC)	Free of Cost
4 Sewer & Storm Water Connection Charges	6667
5 Rain Water harvesting System	16667
6 Electricity Meter Charges	30000
7 Water Connection Meter Charges	15000
8 Data & voice Meter Charges	36000
9 Gas Meter Connection Charges	13559
10 Power Back Up (Per KVA)	20000
11 Social Club Membership	150000
12 Terrace <b>USAGE</b> Rights (specified area) for Top Floor*	Free of Cost

**IFMS**

	Plot Area (Sq yd.)	Unit Type (BHK)	Floor	BSP
				(Rs.)
1	135	2 BHK	2nd	68400
		2 BHK	Ground & 1st	69900
2	194	2 BHK	2nd	90300
		2 + Study	Ground & 1st	96300
3	287	3BHK + Servant	Ground, 1st & 2nd	137325

**Payment Plan**

**Special 10:90 payment plan**

At the time of booking	10% of BSP
On offer of possession	90% of BSP + PLC + Other Charges

**Note:**

- The price of the flat is calculated and fixed exclusively on the basis of carpet area only. Super area has been mentioned for the reference of Customer.
- Cheques/ Bank Drafts to be issued in favor of "UCHDPL – Sector 2/3/4/5/7 – Wave Floors "  
Payable at New Delhi only. Outstation cheques will be accepted only if payable at par at all branches.
- IFMS, Stamp Duty, Legal & Registration fee, Maintenance Charges (advance) shall be paid on offer of possession.
- In the Event the government / Competent authority levies additional charges on account of peripheral charges, High End- Electrification Charges, Infrastructure development Charges or any other Charges payable in relation to the project, the same shall be charged on pro-rata from the customers.
- \* Terms & conditions apply
- GST Extra as applicable
- All prices & schemes subject to change without prior notice



**WAVE CITY - PRIME FLOORS**

PRICE LIST  
wef June 16, 2023

**Basic Selling Price**

Plot Area (Sq yd.)	Unit Area (Sqft)	Unit Type (BHK)	Floor	BSP
				(Rs./Sqft)
135	932	2 BHK	Ground	4950
	932	2 BHK	First	6600
194	1284	2 BHK	Ground	4950
	1284	2 BHK	First	6600

**Preferential Location Charges (As applicable)**

- 1 Units Facing Park
- 2 Units Facing Green Belt
- 3 Corner units / 2 side open units
- 4 Units Facing 18 Mtr. wide road or above

Particulars	Amount
1 Single PLC	3% of BSP
2 Double PLC	5% of BSP
3 Triple PLC	7% of BSP

**Other Charges**

Particulars	Amount (Rs.)
1 Peripheral Development Charges (PDC)	Nil
2 High End - Electrification Development Charges (EDC)	Nil
3 Conversion Charges (CC)	Nil
4 Sewer & Storm Water Connection Charges	10,000
5 Rain Water Harvesting System	25,000
6 Electricity Meter Charges	30,000
7 Water Connection Meter Charges	15,000
8 Data & Voice Charges	36,000
9 Gas Connection Charges	13,559
10 Power Back Up (Per KVA)	20,000
11 Social Club Membership	150,000
13 IFMS	35/- Per Sq Ft

**Payment Plan**

**Special 10:90 Payment Plan**

At the time of booking	10% of BSP
On offer of possession	90% of BSP + PLC + Other Charges

**Note:**

- 1 Cheques/ Bank Drafts to be issued in favor of "UCHDPL – Sector - 2/5 – Prime Floors"  
Payable at New Delhi only. Outstation cheques will be accepted only if payable at par at all branches.
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