**FASCINATING**

**THE URBAN YOUTH**

Encompassing all real estate segments, Wave Infratech has not just introduced the grand concept of **smart city** in this part of the world by developing Wave City on NH-24, Ghaziabad, but also roped in the **IT giant IBM** to add comfort in the life of all future residents.

**A COMPLETE CITY**

Offers Independent Floors, Mix Residential Plots, Villas in different sizes, plots for shop/offices, group housing and institutional sites for schools, hospitals, colleges and entertainment arenas

**HASSLE-FREE TRAVEL**

Getting stuck I traffic would be a thing of the past. Bus Rapid Transit (BRT) corridor will be running through the city to ensure bus station within 800 meters radius

**EDUCATIONAL HUB**

More than 20 Primary and Secondary Schools have been coming up in the city. Wave has tied up with renowned chain of academic institutions like K R Manglam, Sushila Devi Chabildas etc to set up the schools at Wave City

**DIVINE DESTINATION**

Residents will enjoy soothing bells of **International Society for Krishna Consciousness (ISKCON) temple** within its vicinity. An area of 4,000 Sq Mtrs (Approx) has been earmarked for this development

**MAJOR ACCESS POINTS**

* NH-24 (Delhi to Lucknow)
* Eastern Peripheral Expressway passes through Wave City
* Access via G.T. Road from Dadri & Greater Noida
* Proposed Metro Station at walking distance from Wave City
* Access through Noida-Greater Noida Link Road from Noida Sector 18
* Uttar Pradesh Government has approved Phase-II of the proposed metro rail project which would link Dilshad Garden and New Bus Stand in Ghaziabad which is under 10 kms from Wave City

**FACT FILE**

* Wave City is a **4500 acres** self sufficient city, just 30 minutes from delhi
* Strategically **located on NH-24**, City provides an international living experience with state of the art infrastructure and high end security
* Over **100 acre** earmarked for educational institutions
* **51 acres** – One big university
* **18 Hole** – International standard signature golf course
* **50 Parks** – More than 50 neighbourhood parks
* Over **600 acres of residential** offerings, creating benchmark in living spaces
* More than **200 acres of open spaces for parks and water bodies**
* More than **65 acres of land of IT and ITES** in the industrial zone
* More than **100 acres of area earmarked for premium office, retail and entertainment** spaces
* **1671 acres** are being developed in the first phase with possession of plots starting in the second quarter of 2013
* Dedicated area of over **9 acres for electricity sub station** for continual supply
* Efficient system of **water treatment plant** for supply of purest water
* Efficient **waste management system** to ensure surroundings are clean and beautiful
* **Wide roads of 60,57 meters road** width of 12 meters & parallel parking along the service lanes to ensure a smooth traffic
* For the first time Indraprastha Gas Limited (IGL) has laid a network of pipe to supply **PNG & CNG** (most efficient green gas) for domestic, commercial and vehicular consumption
* Dedicated area of over **20 acres, earmarked for hospitals**, super speciality clinics, medical institutes, R&D centers etc

Over the past decade, India has seen an enormous rate of urbanization. With more and more people continually moving to cities, there is a great need of re-planning the infrastructure of existing cities and it is from this thought that the idea of smart city has stemmed down, Such concepts are fascinating the tech-savvy generation which is why the smart city concept is mushrooming across the nation.

The concept of smart city is relatively new in India…**a smart city would encompass all the essential services of the city, where each service is intelligent and interconnected which helps in running the city in a more efficient manner.**

Wave Infratech, a company with a unique identity, encompassing the entire real estate category has been instrumental in introducing the grand concept of smart city in India by developing Wave City on NH-24, Ghaziabad in India.

Designing a new age city, which means designing a city for the future and that’s why **IBM** was roped in, the world renowned IT giant, to add comfort in the life of all the future residents of Wave City.

The basic premise of a smart city is making infrastructure network and delivery of services more efficient – across telecommunication, logistics, water and gas supply. Smarter cities drive sustainable economic growth and prosperity for their citizens. Making cities more instrumental, interconnected and intelligent isn’t only about overcoming the challenges cities face. It is about recognizing that many of the challenges we face in making a smarter planet are centred on creating sustainable cities.

Urbanisation is rampant in India, where an average of 30 people moving from rural areas to the city every minute. According to a study by consulting firm Booz & Company, the country is set to build 500 new cities over the next 20 years to house 700 million more city dwellers. India already has plans to build seven new smart cities, to provide shelter to at least two million people.

**Imagine living in a city where the traffic signals know when to turn on and off, where meters are smart enough to reduce the monthly bills, where buses send text messages to let others know when they are coming and everything from the water to the roads are remotely monitored, this is smart living, and this is what is WAVE CITY, the city that thinks for its residents to be.** Wave City is all set to be one of the largest fully integrated smart city in the country and that’s not all, every amenity in this smart city is designed to help people reduce the cost of living at the same time ensuring world class living standards and all this intricate smart city features would be privately managed and maintained by Wave. With a **Bus Rapid Transit (BRT) corridor** running through the city, getting stuck in traffic would be a thing of the past, a central command centre to manage the complete city, **CCTV surveillance**, panic buttons throughout the city, fibre optic connectivity and traffic direction boards that notifies the estimated time of arrival, it’s all been thought about.

One of the USPs of Wave City is its eccentric location. **Located on NH-24**, Wave City finds its place close to the hustle bustle of ever so active national capital of the country, at the same time being just a stone throw away from Noida. The massive project is a 4,500 acre itself sufficient city full of vigor and vitality. Designed by world renowned consultants and planners, **Aecom, USA**, this new age city appeals to every aspect of urban design principles and hopes to take care and bring smiles to all its residents.

**“With rapid urbanization in India, it is critical to build townships which are sustainable and have the required smart enables and solutions to manage growth, while providing an improved quality of life for the residents. We are pleased to work with Wave Inc in creating a smarter township and help them achieve their business vision,”** said **Shankar Kalyana, distinguished engineer and chief technology officer, Global Business Services, IBM India/ South Asia**.

With the proposed **Eastern Peripheral Expressway**, running across the northern part of the smart city, it is well connected on all three sides with an intricate network of roads running in and around the city. Also, adding to the cheers of the existing investors of Wave City, the **NH-24 has been proposed to be widened into an 8-lane highway**, this move will further boost the real estate sector in the surrounding area and encourage hassle free commute from and to the City.

**Launched in 2011, the development of the first phase of 1671 acres is in full swing**. With the possession of residential plots all set to begin from 2nd quarter of 2013, the development of the internal road networks inside the city is reaching completion. Other developments include the **construction of the built-up independent floors and villas, water connection network, sewage network and all other essential services**.

Wave City also boasts of a huge **30 acre central park** and several neighborhood parks in each enclave, giving residents pristine pollution free environment.

In its bid to provide world class amenities to a common man at affordable prices, **Wave City in March had launched Dream Homes affordable housing project. At sub Rs 14 lakh bracket**. The project met with such a success that thousands of units were sold out in matter of few days in a sector where housing demand has only received lukewarm response.

**The group was encouraged by Government of India’s initiative to provide affordable housing in the country**. With a huge gap in demand to supply of affordable housing in the NCR region, this affordable housing project would cater to the masses, providing them with unmatched amenities of a smart city, social infrastructure, connectivity, unbeatable location and price.

The growing concentration of people in urban areas has led to problems of land shortage, housing demand and supply mismatch, traffic jams and over utilization of the existing basic amenities such as water, power and open spaces of the towns and cities, with Dream Homes, customers can enjoy world class comforts.

Dream Homes has 1 BHK and 2 BHK options to customer with sizes ranging between 575 to 800 sq. ft. (approx) and prices ranging between just Rs 14 lakh – 18 lakh onwards.

The construction quality and amenities offered for this project would be at par with any upscale project in the country, especially its smart city concept. **Wave city offered total of 3,500 flats (Dream Homes)** including 800 1 BHK units and 2,700 2 BHK units. The first phase of the project is expected to be delivered in the next 3-4 years. He project would be spread over **15 acres** with facilities like **Club, Pool, Playschool convenience shops**. In fact, the investors in Wave City have also seen their investments growing exponentially, with project appreciation by 10-20 per cent in just few months indicating string resale market for the project. With Dream Homes, Wave City has set up a benchmark for other developers which would be difficult to beat in the affordable housing range.

The realty major has tied up with seven banks, including **State Bank of India, HDFC, ICICI, AXIS, Bank of India, India Bulls and DHFL**, to fund its projects. These banks are also there to help provide economical and tension free housing loans to prospective buyers/ investors of Wave City. Also the residents will enjoy soothing bells of **ISKCON temple** within its vicinity and will have preferential right to admission at world class **Genesis Play School**. Wave has also tied up with renowned chain of academic institutions like **K R Manglam, Sushila Devi Chabildas** etc to set up schools at Wave City.