



TOTAL PLOT AREA DETAIL

CATEGORY	WIDTH (M)	DEPTH (M)	AREA IN SQMT	AREA IN SQYARDS	NOS. OF PLOT	TOTAL AREA IN SQMT.
C	POLYLINE	77.51	92.70	1	1	77.51
C1	POLYLINE	77.32	92.47	2	2	154.64
C2	POLYLINE	77.58	92.76	1	1	77.58
C3	POLYLINE	78.25	93.60	1	1	78.26
C4	POLYLINE	78.72	94.14	1	1	78.72
C5	POLYLINE	75.25	90.00	1	1	75.25
C6	POLYLINE	77.39	92.55	1	1	77.39
D	POLYLINE	80.30	105.91	1	1	89.39
D1	POLYLINE	82.50	110.63	1	1	92.50
D2	POLYLINE	81.88	109.89	1	1	91.88
D3	POLYLINE	96.72	115.67	1	1	96.72
E	6.50	15.00	97.50	116.61	67	6,522.80
E1	POLYLINE	100.13	123.34	1	1	100.13
E2	POLYLINE	96.01	114.82	1	1	96.01
E3	POLYLINE	100.13	119.76	1	1	100.13
E4	POLYLINE	104.26	124.69	1	1	104.26
E5	POLYLINE	108.42	129.67	1	1	108.42
E6	POLYLINE	112.55	134.61	1	1	112.55
E7	POLYLINE	108.68	130.00	1	1	108.69
E8	POLYLINE	96.57	115.49	1	1	96.57
E9	POLYLINE	99.40	118.88	1	1	99.40
E10	POLYLINE	97.09	116.12	1	1	97.09
E11	POLYLINE	98.60	117.92	1	1	98.60
F	POLYLINE	118.93	142.24	1	1	118.93
F1	POLYLINE	120.05	143.62	1	1	120.05
F2	POLYLINE	116.48	139.30	1	1	116.48
F3	POLYLINE	117.18	140.15	1	1	117.18
F4	POLYLINE	137.77	164.77	1	1	137.77
F5	POLYLINE	119.77	143.24	1	1	119.77
G	7.00	21.00	147.00	175.81	43	6,321.00
G1	POLYLINE	142.77	168.36	1	1	142.77
G2	POLYLINE	140.26	167.75	1	1	140.26
G3	POLYLINE	140.46	167.98	1	1	140.46
Grand Total					142	16,119.85

AMENITIES PROVIDED

CATEGORY	WIDTH (M)	DEPTH (M)	AREA IN SQMT	AREA IN SQYARDS	NOS. OF PLOT	TOTAL AREA IN SQMT.
BOOTH	5.00	5.50	27.50	32.89	2	55.00
Grand Total					2	55.00

ORGANISED OPEN SPACE (OOS)

PARCEL NO.	AREA IN ACRES
OOS-1	0.37
OOS-2	0.03
OOS-3	0.03
OOS-4	0.03
OOS-5	0.03
OOS-6	0.03
OOS-7	0.03
OOS-8	0.03
OOS-9	0.03
OOS-10	0.03
OOS-11	0.03
TOTAL AREA	0.60

LEGEND

- 10% TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
- COMMERCIAL AREA
- ORGANISED OPEN SPACE (OOS)

RESIDENTIAL AFFORDABLE PLOTTED COLONY (UNDER DDJAY-2016) MEASURING 8.00937 ACRES
 (AN AREA MEASURING 6.093 ACRES UNDER MIGRATION FROM LICENCE NO. 22 OF 2011 DATED 24.03.2011 GRANTED FOR SETTING UP OF GROUP HOUSING COLONY FOR 11.218 ACRES AND ADDITIONAL FRESH APPLIED AREA 1.91637 ACRES) IN SECOR-82A, GURUGRAM. GURUGRAM-VATIKA LTD.

DEVELOPED BY:
VATIKA LIMITED
 UNIT NO. A-002, INXT CITY CENTRE
 GROUND FLOOR, BLOCK - A, SECTOR-83
 VATIKA INDIA NEXT, GURUGRAM 122012

To be read with Licence No. 19 of 2023 Dated 09/02/2024

This site plan for an area measuring 8.00937 acres (an area measuring 6.093 acres under migration from Licence No. 22 of 2011 dated 24.03.2011) granted for setting up of Group Housing Colony for 11.218 acres and additional fresh applied area 1.91637 acres (Drawing No. 19/2023 dated 09/02/2024) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under DDJAY-2016) being developed by Vatika Ltd., Sector-82A, Gurugram is hereby approved subject to the following conditions:

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for common purposes shall be taken as plotted for collection of the area under rules.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
- That the revenue extra falling in the colony shall be kept free for circulation/government as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Colonizer as the direction of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the Licensee.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan made (green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 13(1)(a) of the act No. 3 of 1973.
- That the odd site plots are being approved subject to the condition that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/22/2005-SPower dated 21.03.2016 issued by Haryana Government, Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued under Haryana Govt. No. 19/2023-SP dated 09/02/2024 issued by Haryana Government, Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(NARINDER KUMAR) DTCP(HQ)
 (PANKAJ BERNALI) ATPO(HQ)
 (HETESH SHARMA) DTCP(HQ)
 (DINESH SHARMA) PA(HQ)
 (P.P. SINGH) CTP(HQ)
 (ANIL KHATRI, IAS) DTCP(HQ)

M/s VATIKA LIMITED
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AREA CALCULATION SEWER LAYOUT

DESCRIPTION	ACRES	SQM	
AREA FOR MIGRATION (Licence no. 22 of 2011, 06/24/03/2011)	6.093	24657.494	
A1 ADDITIONAL AREA APPLIED	1.916	7755.273	
A3 TOTAL SITE AREA	8.00937	32412.767	
B AREA UNDER UD	6.208	24117.0	
B1 NET PLANNED AREA (A3-B)	1.80127	7295.767	
DESCRIPTION	PERMISSIBLE	ACHIEVED	
	Acres	% SQM Acres %	
C COMMON FACILITIES @10% SITE AREA	0.80	10.00 3241.53 0.801 10.00	
D ORGANISED OPEN SPACE @7.5% SITE AREA	0.60	7.50 2433.85 0.601 7.51	
E1 COMMERCIAL AREA @6% NPA	0.31	4.00 1334.97 0.31 3.97	
E2 PLOTTED AREA @6% NPA	4.76	61.00 16119.85 3.98 51.02	
E3 SALEABLE AREA @6% (PLOTS-COMMERCIAL)	5.07	65.00 17354.82 4.29 54.99	
DESCRIPTION	PERMISSIBLE	ACHIEVED	
	150.00	169.59	
POPULATION	PLOTS	POPULATION	PLOTS
F1 MINIMUM 200 PPA DENSITY	1872.36	158.69	
F2 MINIMUM 400 PPA DENSITY	3120.60	231.16	
G PLOTTED POPULATION ACHIEVED @ 18 PER PLOT	142.00	X 18.5 =	1917 142
H POPULATION PER ACRE	1917	/7.802 =	245.72 PPA

LEGEND

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- COMMERCIAL AREA
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SR. NO.	DATE	REVISION

AUTH'S SIGN. **ARCHITECT'S SIGN.**

DRAWN BY P. Jangra **OKD. BY** GM **APPROVED BY** GM

DATED: 30.12.2022 **SCALE:** 1 : 750 **DRG. NO.** DDJAY-82A/HZ/R0

LAYOUT PLAN SEWER LAYOUT