



**Pannaal**  
 Superintending Engineer,  
 HSVP, Circle-1, Gurugram.  
 Only For Service Plan Estimate  
 Executive Engineer  
 HSVP, Division No. V, Gurugram

**TOTAL PLOT AREA DETAIL**

CATEGORY	WIDTH (M)	DEPTH (M)	AREA IN SQMT	AREA IN SQYARDS	NOS. OF PLOT	TOTAL AREA IN SQMT.
C1	POLYLINE	77.51	92.70	1	1	77.51
C2	POLYLINE	77.32	92.47	2	2	154.64
C3	POLYLINE	77.58	92.78	1	1	77.58
C4	POLYLINE	78.25	93.63	1	1	78.26
C5	POLYLINE	78.72	94.14	1	1	78.72
C6	POLYLINE	75.25	90.00	1	1	75.25
C5	POLYLINE	77.39	92.55	1	1	77.39
D	POLYLINE	89.59	105.91	1	1	89.59
D1	POLYLINE	92.50	110.63	1	1	92.50
D2	POLYLINE	91.88	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	6532.50
E1	POLYLINE	100.13	123.94	1	1	100.13
E2	POLYLINE	96.01	114.82	1	1	96.01
E3	POLYLINE	100.13	115.76	1	1	100.13
E4	POLYLINE	104.26	124.65	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	108.67	130.00	1	1	108.67
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	131.09	143.52	1	1	131.09
F2	POLYLINE	110.48	139.90	1	1	110.48
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	49	6321.00
G1	POLYLINE	140.77	168.36	1	1	140.77
G2	POLYLINE	140.26	167.75	1	1	140.26
G3	POLYLINE	140.46	167.98	1	1	140.46
Grand Total						142116.85

**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						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
OOS-12	0.03
OOS-13	0.03
OOS-14	0.03
OOS-15	0.03
OOS-16	0.03
OOS-17	0.03
OOS-18	0.03
OOS-19	0.03
OOS-20	0.03
OOS-21	0.03
OOS-22	0.03
OOS-23	0.03
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OOS-37	0.03
OOS-38	0.03
OOS-39	0.03
OOS-40	0.03
OOS-41	0.03
OOS-42	0.03
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OOS-196	0.03
OOS-197	0.03
OOS-198	0.03
OOS-199	0.03
OOS-200	0.03

To be read with Licence No. 19 of 2021 Dated 09/02/2024 LC-4774

This Layout 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 and for setting up of Group Housing Colony for 11.218 acres and additional fresh applied area 1.91637 acres) (Drawing No. H-14/15 Dated 11-12-2022) comprised of licence which is issued in respect of Residential Plotted Colony (Under Residential Use) (R-14/15) being developed by Vatika Ltd., Sector-82A, Gurugram is hereby approved subject to the following conditions:

- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- The plotted area of the colony shall not exceed 60% of the net planned area of the colony. The entire area reserved for commercial purposes shall be shown as plotted for calculation of the area under plots.
- The demarcation plans as per size 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.
- For proper planning and integration of services in the area adjacent to the colony, the colorizer shall abide by the directions of the DTCP for the modification of layout plan of the colony.
- The revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- The colorizer 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.
- No proper/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 colorizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Collector on the directions 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 colorizer in the licensed area.
- No plot shall derive an access from less than 9 metres wide road which means 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 roads /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 3(1)(b)(ii) of the Act No.3 of 1975.
- The odd size plots are being approved subject to the conditions that these plots should not have a coverage of less than 75% of the standard footage when constructed.
- You will have no objection to the regularization of the boundaries of the licence through the title with the land that is finally able to accrete in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- The rate water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- The colorizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as campus lighting.
- The colorizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Power dated 21.03.2015 issued by Haryana Government Renewable Energy Department.
- The colorizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 11.02.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(NARENDER KUMAR) (NITESH SHARMA) (P.P. SINGH) (SAMIR KHATHI, IAS)  
 DTPO (DTPO) CTPUR (CTPUR) DTCHHR (DTCHHR)

(PANKAJ BERNIVAL) (DINESH KUMAR)  
 ATPRO (ATPRO) PA(402)

**M/s VATIKA LIMITED**  
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**AREA CALCULATION ROAD LAYOUT**

DESCRIPTION	ACRES	SCM
AREA FOR MIGRATION (Licence no. 22 of 2011, Dated 24.03.2011)	6.093	24657.494
ADDITIONAL AREA APPLIED	1.91637	7755.273
TOTAL SITE AREA	8.00937	32412.767
AREA UNDER LIC	8.00937	32412.767
NET PLANNED AREA (A3-B)	7.80057	31571.597
DESCRIPTION	PERMISSIBLE	ACHIEVED
COMMON FACILITIES (10% SITE AREA)	0.80	3241.59
ORGANISED OPEN SPACE (07.5% SITE AREA)	0.60	2433.05
COMMERCIAL AREA (0.31% NPA)	0.31	1234.97
PLOTTED AREA (0.2% NPA)	4.76	18619.85
SALEABLE AREA (0.5% (PLUS-COMMERCIAL))	5.07	19754.82
MAXIMUM AREA OF PLOT	150.00	148.50
DESCRIPTION	PERMISSIBLE	ACHIEVED
MINIMUM 200 PPA DENSITY	1872.36	138.60
MAXIMUM 400 PPA DENSITY	3120.60	231.16
PLOTTED POPULATION ACHIEVED (88 PER PLOT)	142.00	X 13.5 = 1917
POPULATION PER ACRE	1917	77.802 = 246.72 PPA

**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

SR.NO.	DATE	REVISION

**AUTH'S SIGN.** **ARCHITECTS SIGN.**

**DRAWN BY:** P.Jangra **CKD. BY:** GM **APPROVED BY:** GM

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

**LAYOUT PLAN ROAD LAYOUT**