

Annexure- 1

Project Description and Cost

Project Name : Seven Elements Phase -1
City/Town : Sector-89A, Gurgaon
Name of the Developer : Vatika Seven Elements Private Limited
Complete address of Developer : Flat No. 621-A, 6th Floor, Devika Towers,
6, Nehru Place, New Delhi-110019

Description of the project:

1. Total Area of the Site : 14.30 Acres
2. The total FAR of the project : 94275.771 Sq Mts
3. Land use of the project as per Zoning : Residential Group Housing Colony
4. The project comprises of the following building blocks:
 - a. First Court (Block B-11)
 - b. Second Court (Block B-10 and B-9)
 - c. Third Court (Block B-8 and B-7)
 - d. Fourth Court (Block B-6 and B-5)
 - e. Fifth Court (Block B-4 and B-3)
 - f. Sixth Court (Block B-2 and B-1)
 - g. Block A2
 - h. Block A3
 - i. Block A4
 - j. Retail
 - k. EWS
5. Following blocks have been applied for registration with the authority under this application:
 - a. First Court (Block B-11) (FAR 5399.553 Sq m)
 - b. Second Court (Block B-10 and B-9) (FAR 11714.763 Sq m)
 - c. Third Court (Block B-8 and B-7) (FAR 11233.505 Sq m)
 - d. Fourth Court (Block B-6 and B-5) (FAR 11233.508 Sq m)
 - e. Fifth Court (Block B-4 and B-3) (FAR 11010.638 Sq m)
 - f. Sixth Court (Block B-2 and B-1) (FAR 10799.106 Sq m)
 - g. Block A2 (FAR 9986.416 Sq m)
 - h. Block A3 (FAR 10027.709 Sq m)
 - i. Block A4 (FAR 9675.112 Sq m)
 - j. Retail (FAR 265.225 Sq m)
6. The total area for the above blocks for which this application is being submitted is 91345.535 sq. mts.
7. The Estimated total cost of the project is as under:

A	Land Cost(Including Cost of Development Rights)	Rs.	1,84,37,00,000
B.	Direct Cost incidental to the project (Development	Rs.	3,00,99,00,000

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	Charges, Government fees and overheads)		
C.	Construction Cost(including overheads)	Rs.	3,30,00,00,000
	TOTAL COST of the project	Rs.	8,15,36,00,000

8. There will be additional development in the project in Future which shall be applied for registration as a separate phase.

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