

Annexure-1

Project Description and Cost

Project Name : **High Street (Phase-1)**
City/Town : **Sector-83, Gurugram**
Name of the Developer : **Vatika Limited**
Complete address of Developer : **Vatika Triangle, 4th Floor, Sushant Lok, Phase-I
Block-A, M.G Road, Gurugram.**

Description of the project:

1. Total Area of the Site : 3.34 Acres
2. The total FAR of the project : 23227.093 Sq Mts
3. Land use of the project as per Zoning : Commercial
4. The project comprises of the following building blocks:
 - a. Block 1A
 - b. Block 1B
 - c. Block 1C
 - d. Office Tower
5. Following blocks have been applied for registration with the authority under this application:
 - a. Block 1A (FAR - 3282.308 Sq Mts)
 - b. Block 1B (FAR - 6405.149 Sq Mts)
 - c. Block 1C (FAR - 5230.801 Sq Mts)
6. The total area for the above blocks for which this application is being submitted is 14918.258 sq. mts.
7. The Estimated total cost of the project is as under:

A	Land Cost (Including Cost of Development Rights)	Rs.	41,00,000
B.	Direct Cost incidental to the project (Development Charges, Government fees and overheads)	Rs.	26,90,00,000
C.	Construction Costs (including overheads)	Rs.	62,50,00,000
	Total Cost of the project	Rs.	89,81,00,000

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