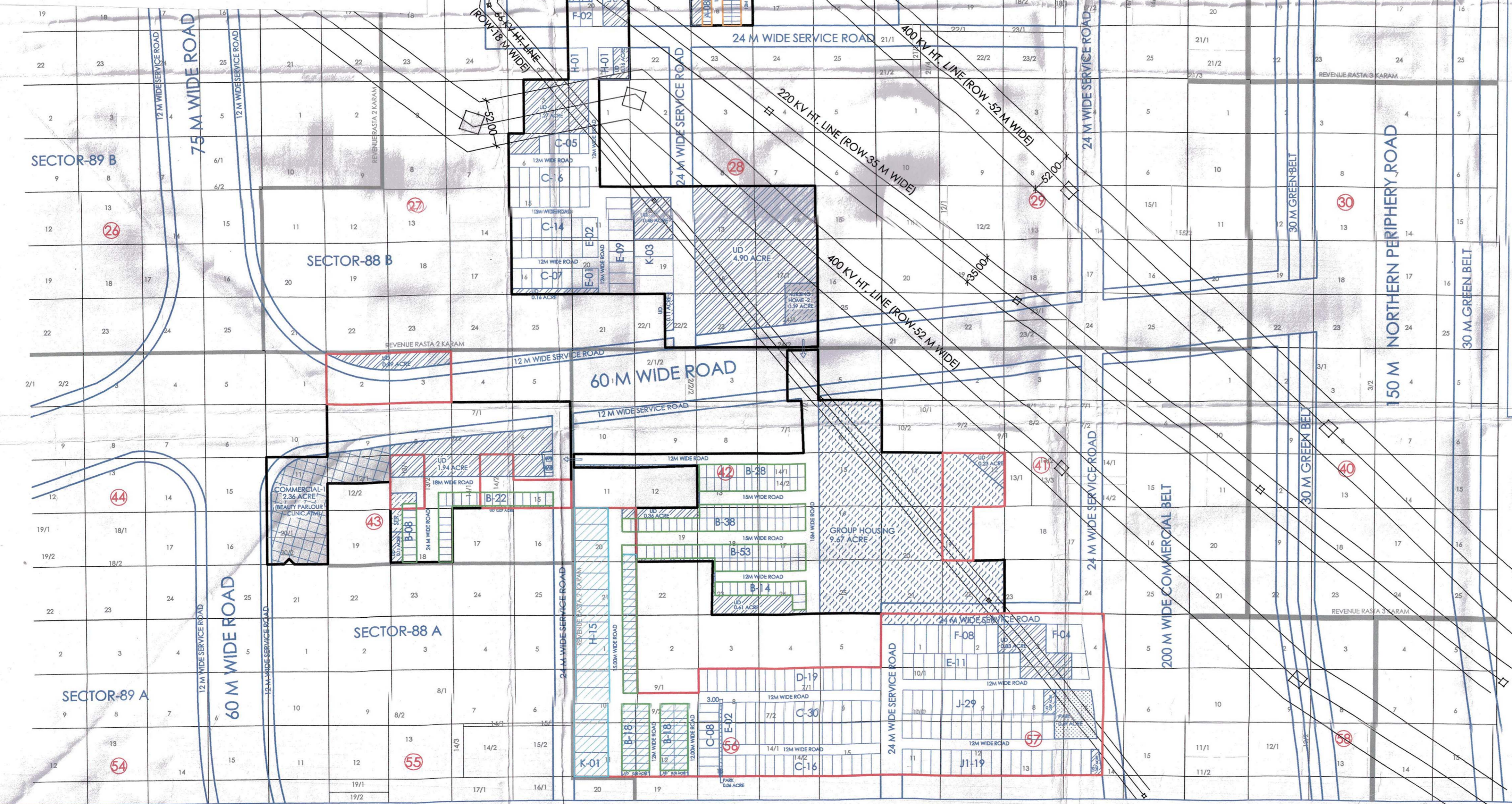


To be read with licence No. 11. of 2015 dated 11/10/2015

That this revised Layout plan for an area of 133.1125 acres (Drg. No. DG,TCP-5358 dated 18.09.2015) comprised of licenses which were issued in respect of Residential Plotted Colony being developed by Vatika Limited and others in Sector-88A & 88B Gurgaon Manesar Urban Complex is hereby approved subject to the following conditions:-

- That this revised 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 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG, TCP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DG, TCP, 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 of the sectors as shown on the Development Plan.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
- All green belts provided in the layout plan within the licensed areas 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 on the directions of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
- At the time of demarcation, if required percentage of NPNL/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
- No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(1)(ii) of the Act No.8 of 1975.
- That the outsize plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 kanals.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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 colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forests, Government of India before starting the construction/execution of development works at site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
- That you shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility with a copy to the Director, within two month period from the date of grant of license to enable provision of site in your land for Transformers/Switching Station /Electric Sub-Station as per the norms prescribed by the power utility at the time of approval of building plans of the project.

(S.K. SEHRAMAT) DTP (HQ)
 (DEVEDRA NIMBOKAR) STP (E&V)
 (DILBAG SINGH SHAG) CTP (HR)
 (ARUN KUMAR GUPTA, IAS) DG, TCP (NH)
 (BALWANT SINGH) SD (HQ)
 (BABITA GOYAL) ATP (HQ)



S.NO.	PLOT CATEGORY	PLOT SIZE METRES	PLOT AREA SQM.	NOS. OF PLOTS	TOTAL AREA SQM.
1	A	5.00 X 10.00	50.00	159	7950.00
2	B	8.334 X 15.00	125.01	199	24876.99
3	B1	9.60 X 22.00	211.20	88	18585.60
4	C	10.62 X 23.75	252.22	96	24213.12
5	C1	10.30 X 26.00	267.80	40	10712.00
6	D	10.62 X 25.40	269.75	19	5125.25
7	D1	10.45 X 27.95	292.08	10	2920.80
8	E	11.58 X 28.93	335.01	65	21775.65
9	F	15.00 X 28.00	420.00	14	5880.00
10	G	15.00 X 33.70	505.05	9	4545.45
11	G1	15.00 X 32.70	490.50	7	3433.50
12	G2	15.00 X 29.05	435.75	12	5229.00
13	H	17.50 X 38.30	670.25	17	11394.25
14	J	10.95 X 27.39	299.92	29	8697.68
15	J1	10.96 X 28.95	317.29	19	6028.51
16	K	20.00 X 42.00	840.00	10	8400.00
TOTAL					172618.92
					42.66 acre

S.NO.	PLOT CATEGORY	REQUIRED	PROVIDED	% ACHIEVED
1	EWS (A)	159	159	20.05
2	NPNL (B)	199	199	25.09
3	GENERAL		435	54.86
SPACE FOR OFFICE USE				

AREA CALCULATION				
AREA ALREADY LICENSED		= 100.875 ACRE		
ADDITIONAL APPLIED AREA		= 32.2375 ACRE		
TOTAL AREA OF THE SCHEME (A)		= 133.1125 acre		
AREA UNDER 60 M & 75 M SECTOR ROAD		= 3.62 acre		
50 % OF THE AREA SECTOR ROADS (B)		= 1.81 acre		
AREA UNDER GROUP HOUSING (C)		= 9.67 acre		
AREA UNDER UNDETERMINED USE (D)		= 28.44 acre		
NET PLANNED AREA (A - B+C+D)		= 93.1925 acre		
ACHIEVED AREAS				
AREA UNDER COMMERCIAL		= 2.36 acre (2.53 %)		
AREA UNDER PLOTS		= 42.66 acre (45.78 %)		
TOTAL SALEABLE AREA		= 45.02 acre (48.31 %)		
GREEN AREA				
AREA UNDER ORGANIZED GREEN	4.94	5.30 %		
INCIDENTAL GREEN	1.77	1.90 %		
GREEN REQUIRED @2.5 SQ.MTS./PERSON	6.171	6.62 %		
GREEN PROVIDED	6.71	7.20 %		
POPULATION				
PERMISSIBLE PLOTTED POPULATION @ 120 PPA DENSITY		= 120 X 93.1925 = 11183.10		
ACHIEVED POPULATION CALCULATION				
SR.NO.	TYPE OF PLOT	NOS.	PERSON/PLOT	TOTAL
1	GENERAL PLOTS	634	13.5	8559.00
2	EWS PLOTS	159	9	1431.00
				(TOTAL POPULATION) 9990.00
DENSITY PLOTTED				
POPULATION	NET PLANNED AREA	PERSONS PER ACS.	PERSONS PER HAC.	
9990.00	93.1925	107.20	264.89	
AMENITIES				
SR.NO.	COMMUNITY SITES	REQUIRED	PROVIDED	
1	PRIMARY SCHOOL	2	2	
2	NURSERY SCHOOL	2	2	
3	STP/TAXI STAND	1	1	
4	MULTI PURPOSE BOOTH	4	4	
5	MILK & VEG BOOTH	4	4	
FOLLOWING AS PART OF LSC/RETAIL				
SR.NO.	COMMUNITY SITES	REQUIRED	PROVIDED	
1	CLINIC 250 Sq.m each	4	4	
2	A.T.M 12 Sq.m each	4	4	
3	BEAUTY PARLOUR 12 Sq.m each	4	4	

DEVELOPED BY :
VATIKA LIMITED
 7th FLOOR, VATIKA TRIANGLE,
 SUSHANT LOK - I, GURGAON

PROJECT :
**REVISED LAYOUT PLAN OF
 RESIDENTIAL COLONY
 "VATIKA EXPRESS CITY" ON
 LAND MEASURING 133.1125 ACRES
 ACRES IN SECTOR'S 88A , 88B
 VILLAGE HARSARU,
 GURGAON, HARYANA.**

This is a "PROVISIONAL APPROVED LAYOUT PLAN" only for purpose of inviting objection from the general public

District Town Planner (HQ)
 Directorate of Town and Country Planning,
 Haryana, Chandigarh

ADDITIONAL APPLIED	= 32.2375 acre	
ALREADY LICENSED	= 100.875 acre	
COMMUNITY FACILITIES		
COMMERCIAL		
UNDETERMINED USE (UD)		
GREEN AREA/PARK		
H.T. LINE		
25% OF SALEABLE AREA FROZEN	= 4.43 ACRES	
(AS PER MEMO NO.16839 DATED 28-08-2015)		
NPNL (199 NOS.) "B" CATEGORY PLOTS		
EWS (159 NOS.) "A" CATEGORY PLOTS		

SR.NO.	DATE	REVISION
R1	02.09.2015	133.1125 ACRE LAYOUT REVISED
R0	31.10.2013	100.875 ACRE LAYOUT APPROVED

For VATIKA LIMITED
 Authorised Signatory

ALOK MEHTA
 (Architect)
 Membership No. CA/94/22931

AUTH'S SIGN. ARCHITECT'S SIGN.

DRAWN BY P.K. CKD. BY D.S. APPROVED BY G.M.

DATED: SEPT. 2015 SCALE: 1 : 2000 DRG. NO. XPC/LAY/R1/102

REVISED LAYOUT PLAN