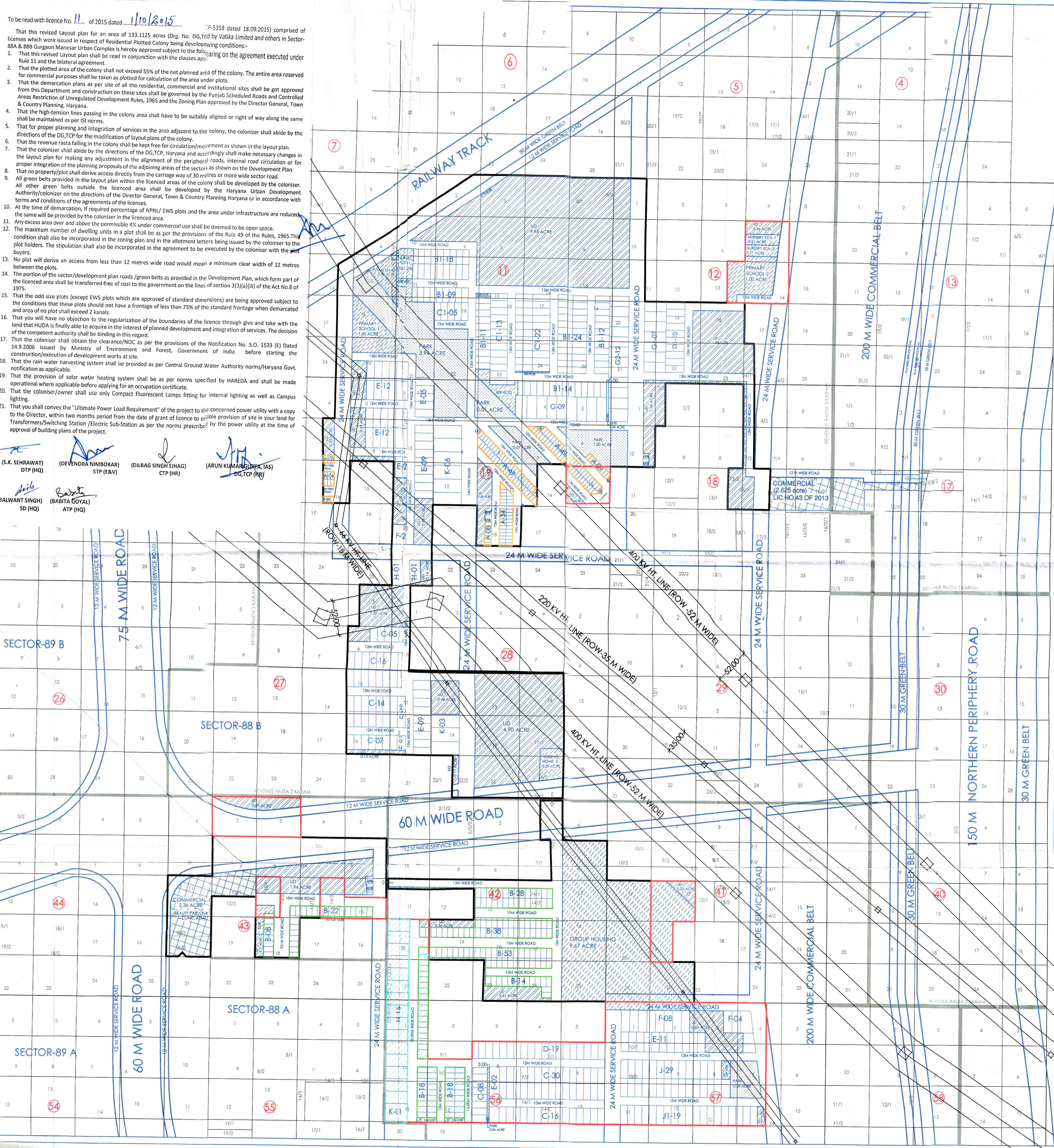


To be read with licence No. 11 of 2015 dated 1/10/2015. P-5358 dated 18.09.2015 comprised of licenses which were issued in respect of Residential Plotted Colony being developed under the following conditions:

- That this revised layout plan shall be read in conjunction with the clauses app. 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 Area 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 areas 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 sector 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 NPPL/ 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 zoning plan and 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 which shall have 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(i)(a)(ii) of the Act No.8 of 1975.
- That the odd size 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 Forest, 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 months period from the date of grant of licence 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. SEHRAWAT) DTP (HQ)
 (DEVENDRA NIMBOKAR) STP (E&V)
 (DILBAG SINGH SHAG) CTP (HR)
 (ARUN KUMAR DIXIT) IAS DG, TCP (HR)
 (BALWANT SINGH) SD (HQ)
 (BARBITA GOYAL) ATP (HQ)



PLOTS BREAK UP

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 PLOTS					793	169767.80
17	NURSING HOME-1		1254.38	1	1254.38	
18	NURSING HOME-2		1596.74	1	1596.74	
TOTAL						172618.92
						42.66 acre

ACHIEVED AREAS

ACHIEVED AREAS	AREA (acres)	%AGE
AREA UNDER COMMERCIAL	2.36	2.53 %
AREA UNDER PLOTS	42.66	45.78 %
TOTAL SALEABLE AREA	45.02	48.31 %

ACHIEVED POPULATION CALCULATION

SR.NO.	TYPE OF PLOT	NOS.	PERSONS/PLOT	TOTAL
1	GENERAL PLOTS	634	13.5	8559.00
2	EWS PLOTS	159	9	1431.00
TOTAL POPULATION				9990.00

DENSITY PLOTTED

SR.NO.	TYPE OF PLOT	REQUIRED	PROVIDED	% ACHIEVED
1	EWS (A)	159	159	20.05
2	NPPL (B)	199	199	25.09
3	GENERAL		435	54.86

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

M/S VATIKA LIMITED

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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

PERMISSIBLE PLOTTED POPULATION @ 120 PPA DENSITY = 120 X 93.1925 = 11183.10

ACHIEVED POPULATION CALCULATION

SR.NO.	TYPE OF PLOT	NOS.	PERSONS/PLOT	TOTAL
1	GENERAL PLOTS	634	13.5	8559.00
2	EWS PLOTS	159	9	1431.00
TOTAL POPULATION				9990.00

POPULATION / NET PLANNED AREA PERSONS PER ACS. PERSONS PER HAC.

9990.00	93.1925	107.20	264.89
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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

SANCTIONED
 To be read in conjunction with
 memo no. 8721 Dtd 05/15/2016

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

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

LEGEND:

ADDITIONAL APPLIED	= 32.2375 acre
ALREADY LICENSED	= 100.875 acre
(LICENSE NO.94 OF 2013 DATED 31.10.2013)	
COMMUNITY FACILITIES	
COMMERCIAL	
UNDETERMINED USE (UD)	
GREEN AREA/TARK	
H.T. LINE	
25% OF SALEABLE AREA FROZEN	= 4.43 ACRES
(AS PER MEMO NO.16339 DATED 28-08-2015)	
NPPL (199 NO.) "B" CATEGORY PLOTS	
EWS (159 NOS) "A" CATEGORY PLOTS	

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

AUTH'S SIGN.
 ARCHITECT'S SIGN.
 DRAWN 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