



GREEN AREA	REQUIRED	PROVIDED
ORGANIZED GREEN POPULATION IN 489.71225 = 45222.00 POPULATION IN 477.206 = 38992.50 TOTAL = 84214.50	3.22	12.87
INCIDENTAL GREEN POPULATION IN 489.71225 = 45313.00 POPULATION IN 477.206 = 38992.50 TOTAL = 84305.50	0.81	1.11
TOTAL	5.14	26.52

REQUIRED	PROVIDED	% ACHIEVED
1. EWS 753	773	28.01%
2. MFL 903	903	28.00%
3. GENERAL 198	198	51.99%

Sr No.	Pocket	Area
1	P1	2.7553
2	P2	0.0703
3	P3	0.1986
4	P4	0.5378
5	P5	0.5249
6	P6	0.0807
7	P7	0.5787
8	P8	2.8746
9	P9	1.1850
10	P10	2.0348
11	P11	0.4064
12	P12	0.0433
13	P13	0.5530
14	P14	0.2725
15	P15	0.1655
16	P16	0.0374
17	P17	0.0209
18	P18	0.1665
Total Area		12.50625

REQUIREMENT	REQUIRED	PROVIDED
1. HIGH SCHOOL	3	3
2. PRIMARY SCHOOL	6	6
3. NURSERY SCHOOL	9	9
4. CRECHE	3	3
5. DISPENSARY	3	3
6. COMMUNITY CENTRE/CLUB	3	3
7. RECREATION/PLAYGROUND	3	3
8. PARKLAND	1	1
9. POLICE POST	1	1
10. HEALTH CENTRE	1	1

To be read with Licence No. _____ of 2018 Dated _____

This Layout plan for an additional area measuring 12.50625 acres in already executed residential plotted colony measuring 477.206 acres (Licence No. 113 of 2008 dated 01.06.2008, Licence No. 71 of 2010 dated 15.09.2010, Licence No. 62 of 2011 dated 02.07.2011, Licence No. 76 of 2011 dated 07.09.2011 and 64 of 2014 dated 15.7.2014) total 489.71225 acres in (Drawing No. DTP-4712 dated 10.12.2014) comprised of licence which was issued in respect of Residential Plotted Colony being developed by Vatika Ltd. & others in Sector-81, 82, 83, 84 & 85, Gurgaon, Haryana. This Complex is hereby approved subject to the following conditions:

- This layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bye-laws of the colony.
- The area under the colony shall not exceed 95% of the net planned area of the colony. The area under reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- The demarcation plans as per 80% 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, Town & Country Planning, Haryana.
- 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 80 meters.
- For proper planning and integration of services in the area adjacent to the colony, the collector shall advise by the directions of the DTP for the modification of layout plans of the colony.
- The revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- The collector shall advise by the directions of the DTP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the colony as shown on the Development Plan.
- No property/plot shall derive access directly from the carriage way of 45 meters or more wide sector road.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the collector. 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 & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licensee.
- All the trees of demarcation, if required percentage of MFL/EWS plots and the area under infrastructure are reduced, the same will be provided by the collector in the licensed area.
- Any area over and above the permissible 45 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 the allotment letters being issued by the collector to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the collector 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 date of completion of the layout plan of 1975.
- The odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the condition that their plots should not have a frontage of less than 7.5% of the standard frontage when demarcated and area of no plot shall exceed 2 hectares.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that is finally able to acquire in the interest of planned development and integration of services. The decision of the collector/owner shall be binding in this regard.
- That the collector/owner shall obtain the clearance/HOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.03.2006 issued by Ministry of Government 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 collector/owner shall use only Light-Emitting Diode Lamps (LED) fitting for interior lighting as well as Campus lighting.
- That the collector/owner shall strictly comply with the directions under vide Notification No. 19/6/2016-S dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That the collector/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/6/2016-S Power dated 14.03.2016.
- That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/20/2005-Sower dated 27.11.2016 issued by Haryana Government Renewable Energy Department.

M/s VATIKA LIMITED

TOTAL AREA OF THE SCHEME = 489.71225 ACRES
 AREA UNDER 15M & 40M SECTOR ROAD = 19.14 ACRES
 95% OF THE AREA SECTOR ROADS = 9.57 ACRES
 AREA UNDER GROUP HOUSING = 28.00 ACRES
 AREA UNDER U.D. = 28.33 ACRES
 NET PLANNED AREA = 423.81225 ACRES

ACHIEVED AREAS
 AREA UNDER COMMERCIAL = 13.18 ACRES (3.11%)
 AREA UNDER PLOTS = 190.79 ACRES (45.02%)
 TOTAL AVAILABLE AREA = 203.97 ACRES (48.13%)
 AREA UNDER GREENS = 26.52 ACRES (6.28%)

PERMISSIBLE PLOTTED POPULATION @ 120 PPA DENSITY
 = 58776 PERSONS
 ACHIEVED PLOTTED POPULATION = 45222 PERSONS
 ACHIEVED PLOTTED POPULATION DENSITY = 107.41 PPA @ 26.52 ACRES

LEGEND:
 MFL (903 NOS.), B, C, D & E CATEGORY PLOTS
 EWS (723 NOS.) "A" CATEGORY PLOTS
 ADDITIONAL AREA SHOWN THIS = 12.50625 ACRES
 PLANNING CHANGE SHOWN THIS
 W WATER WORKS
 BS BUS STOP

For VATIKA LIMITED
 Authorised Signatory

REVISED LAYOUT PLAN OF RESIDENTIAL COLONY "VATIKA INDIA NEXT" ON LAND MEASURING 489.71225 ACRES IN SECTOR'S 81,82,83,84 & 85, GURGAON, HARYANA

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

15.01.2018
 01.06.2014

For VATIKA LIMITED
 ALOK MEHTA
 Membership No. G-2000-1000

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 DTP (HQ) (EWS) (TP HR)

ARCHITECT'S SIGN:
 G.M.

DATE: 15 JANUARY 2018
 SCALE: 1 : 3000
 DRAWING NO: VIN/LAY/R2/403

REVISED LAYOUT PLAN