



**ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF BLOCK E, F, G, H & S (SECTOR - 82) AREA MEASURING - 477.206 ACRES (LICENSE NO.113 OF 2008 DATED 01.06.2008, LICENSE NO. 71 OF 2010 DATED 15.9.2010, LICENSE 62 OF 2011 DATED 02.07.2011, LICENSE 76 OF 2011 DATED 07.09.2011 & LICENSE 66 OF 2014 DATED 15.07.2014) IN SECTOR- 81 TO 85, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY VATIKA LTD. AND OTHERS.**

FOR THE PURPOSE OF RULE 38(4)(I) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

**1. USE ZONE-**  
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Marking	Permissible use of land or the portion of the plot marked in column 1	Type of building permitted or land marked in column 2
(Symbol)	Residential	Residential building
(Symbol)	Public open space	To be used only for landscape features
(Symbol)	Residential & Bldable Zone	Residential building
(Symbol)	Commercial	As per supplementary zoning plan or as approved separately for each site
(Symbol)	Community buildings	As per supplementary zoning plan or as approved separately for each site

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT
Residential (4 floors and above)	SBF + 3	14.5 Meters
Residential below 4 floors (except EWS plots)	3	12 Meters

**2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING-**  
The proportion up to which a site may be covered with building shall be in accordance with the following table, remaining portion being left open in the form of an open space around the building as courtyard:-

Area of the site	Maximum permissible coverage on ground for Residential Zone	Maximum Permissible coverage on Plot Floor
For the first 200 sqm. of the total area of the site	30% of total plot area	30% of each portion of the site
For the next 200 sqm. (i.e. portion of the area between 200 sqm. and 400 sqm.)	40% of each portion of site	30% of each portion of site
For the remaining portion of the site, i.e. for the portion of the area exceeding 400 sqm.	50% of each portion of site	30% of each portion of site

**3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO-**  
The maximum permissible F.A.R. on the plot shall be as given in table below:-

Area of the site	Maximum permissible Floor Area Ratio
For the first 200 sqm. of the total area of the site	1.40
For the next 200 sqm. (i.e. portion of the area between 200 sqm. and 400 sqm.)	1.00
For the next 200 sqm. of the area (i.e. portion of the area between 400 sqm. and 600 sqm.)	0.80
For remaining area beyond 600 sqm.	0.60

- 4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
- (A) GENERAL AND NPPL PLOTS  
Not more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i.e. Ground/Floor floor shall not exceed two dwelling units.
- (B) EWS PLOTS  
In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per policy instructions issued by the Government, from time to time.
- 5. SUB-DIVISION COMBINATION OF PLOTS.**
- (A) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPPL plots, subject to the following condition:-  
(B) The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

**6. BUILDING SETBACK**  
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in The Punjab Scheduled Roads And Controlled Areas Restriction of Unregulated Development Rules, 1965 shall project beyond the portion marked as residential buildable zone.

**7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**  
The maximum height and number of storey shall be allowed on the plot (except EWS plots) as per given in the table below:-

- 8. STILT PARKING**  
Stilt parking is allowed in 6 marks and above size plots as per policy bearing No. Misc-362-E/8/2013-TCP dated 06.03.2013. The clear height of the stilt shall be 2.40 meters from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.
- 9. PLINTH LEVEL**  
The plinth height of building shall not be less than 30 cms. above the road level.
- 10. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**  
In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.
- 11. BOUNDARY WALL & RADIUS OF BOUNDARY WALL.**
- (A) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DG, FCP.  
(B) The boundary wall in the rear courtyard shall not be more than 1.63 meters in height.  
(C) In case of corner plots, boundary walls shall be rounded off at each corner by a radius as given below:-  
(i) 0.5 meters Radius for plots opening on to open space.  
(ii) 1.0 meters Radius for E.W.S. plots.  
(iii) 1.5 meters Radius for 125 sq. meters to 420 sq. meters  
(iv) 2.0 meters Radius for plots above 420 sq. meters

**12. GATE AND GATE POST**

(A) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.  
(B) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open spaces.

**13. DISPLAY OF POSTAL NUMBER OF THE PLOT**  
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

**14. GARBAGE COLLECTION POINT**  
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the collector.

**15. ACCESS**  
No plot or public building will derive an access from less than 12.00 meters wide road.

**16. SOLAR WATER HEATING SYSTEM**  
The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in the building, wherever applicable before applying for an occupation certificate.

**17. RAIN WATER HARVESTING SYSTEM**  
The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Govt. notification as applicable.

**18. THE COLONISER SHALL OBTAIN THE CLEARANCE/NOC AS PER THE PROVISIONS OF THE NOTIFICATION NO.S.G.1599(E) DATED 04.09.2013 ISSUED BY MINISTRY OF ENVIRONMENT AND FOREST, GOVERNMENT OF INDIA BEFORE STARTING THE CONSTRUCTION/REPAIR WORKS AT THE SITE.**

**19. THE COLONISER/OWNER SHALL USE ONLY COMPACT FLUORESCENT LAMP FITTINGS FOR INTERNAL LIGHTING AS WELL AS CAMPUS LIGHTING.**

**20. THE COMMUNITY BUILDING/BUILDINGS SHALL BE CONSTRUCTED BY THE COLONISER/OWNER AS PER PROVISIONS OF THE HARYANA DEVELOPMENT AND REGULATION OF URBAN AREAS (AMENDMENT AND VALIDATION) ACT NO. 4 OF 2012, FAILING WHICH THE SAID SITES SHALL VEST WITH THE GOVERNMENT.**

NOTES:-  
Read this drawing in conjunction with the demarcation plan verified by DTP, Gurgaon vide order. no. 1659 dated 12.05.2014.

Note:- In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.

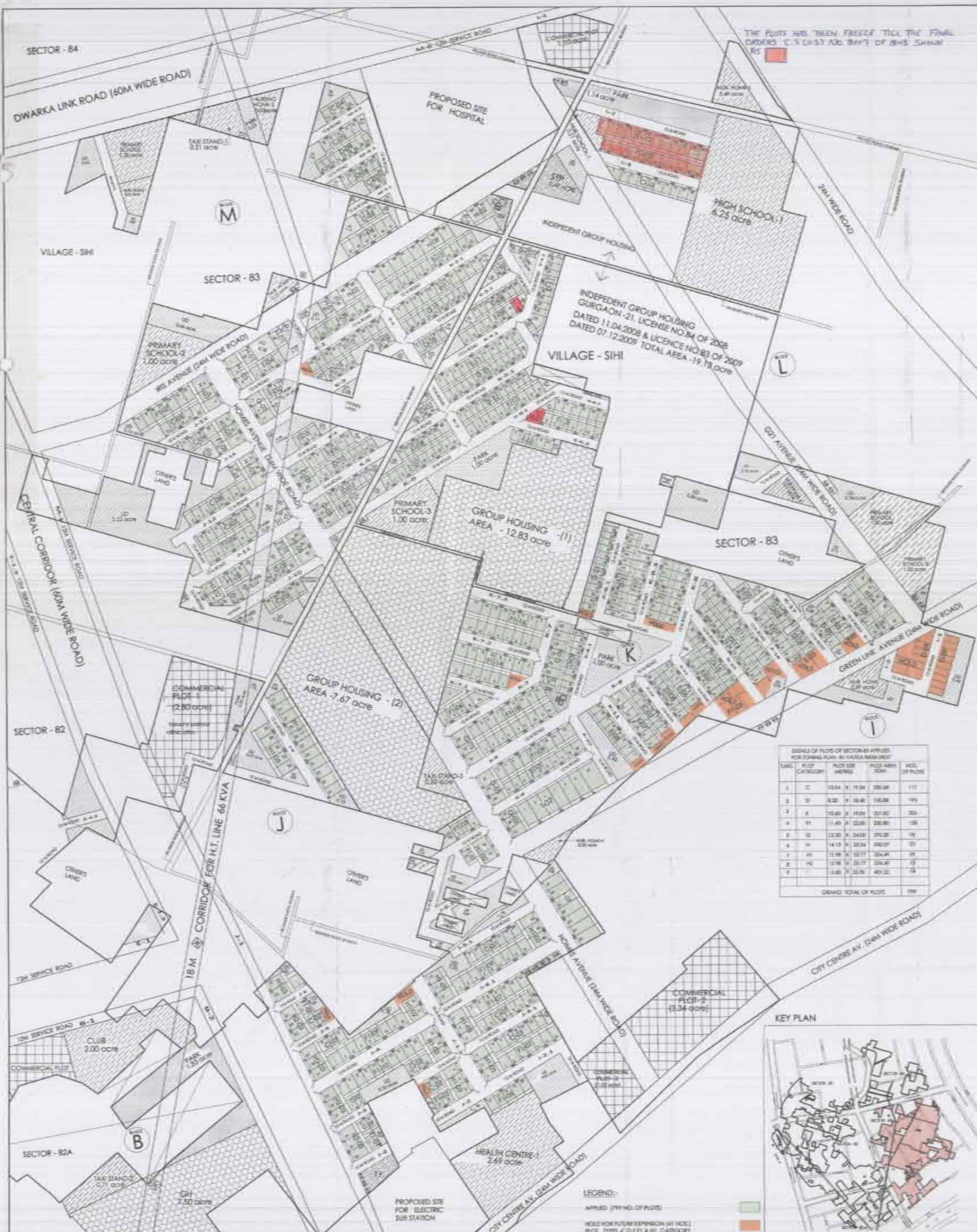
DRG. NO. DG, TCP / 2013 / 2014 DATED 12.05.2014

For VATIKA LIMITED

Authorised Signatory

(BALWANT SINGH) SO(HQ) (SAVITA JINDAL) ATP (HQ) (KARAMVEER SINGH) DTP (HQ) (IASWANT SINGH) STP (MHQ) (J. S. REDHU) CTP (HR) (ANURAG RASTOGI) AS) DG, TCP (HR)

**LEGEND-**  
ALREADY APPROVED ZONING (323 NO. OF PLOTS)  
APPLIED (545 NO. OF PLOTS)  
HOLD FOR FUTURE EXPANSION (2 NO.)  
PLOT TYPES & CATEGORY



THE PLOTS HAS BEEN FREEZE TILL THE FINAL ORDERS C.S. & S. NO. 8473 OF 2015 SHOULD BE

INDEPENDENT GROUP HOUSING GURGAON -21, LICENSE NO.84 OF 2008 DATED 11.04.2008 & LICENSE NO.83 OF 2009 DATED 07.12.2009. TOTAL AREA - 19.13 acre

DETAILS OF PLOTS OF SECTOR 83 AFFRUD FOR ZONING PLAN BY VATAKA MANAGER

SERIAL	PLOT CATEGORY	PLOT SIZE METRES	PLOT AREA SQ.M	NO. OF PLOTS	
1	C	10.34 x 19.36	200.48	117	
2	D	8.20 x 18.40	150.88	195	
3	E	10.60 x 18.00	190.80	204	
4	F	11.40 x 20.00	228.00	138	
5	G	12.30 x 24.00	295.20	19	
6	H	14.10 x 28.34	399.51	37	
7	I	12.98 x 20.77	268.41	39	
8	HQ	10.78 x 20.77	224.41	12	
9	F	10.80 x 20.90	225.72	18	
GRAND TOTAL OF PLOTS					799

### ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF BLOCK- I,J,K,L & M (SECTOR - 83) AREA MEASURING - 477.206 ACRES (LICENSE NO.113 OF 2008 DATED 01.06.2008, LICENSE NO. 71 OF 2010 DATED 15.9.2010, LICENSE 62 OF 2011 DATED 02.07.2011, LICENSE 76 OF 2011 DATED 07.09.2011 & LICENSE 66 OF 2014 DATED 15.07.2014) IN SECTOR- 81 TO 85, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY VATIKA LTD. AND OTHERS.

FOR THE PURPOSE OF RULE 38(VI) AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

**1. USE ZONE-**  
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Relation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 2
1	Road	Road furniture at approved places
2	Public open space	To be used only for landscape features.
3	Residential Subdivided Zone	Residential building.
4	Commercial	No per supplementary zoning plan to be approved separately for each site.
5	Community building	No per supplementary zoning plan to be approved separately for each site.

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT
Residential (6 Marla and above)	Stilt + 3	14.5 Meters
Residential below 6 Marla (except EWS plots)	3	12 Meters

**2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING-**  
The proportion up to which a site may be covered with building shall be in accordance with the following slabs, remaining portion being left open in the form of an open space around the building as courtyard:-

Area of the site	Maximum permissible coverage on ground for Residential Zone	Maximum Permissible coverage on Free Zone
a) For the first 225 sqm. of the total area of the site	80% of each portion of site	50% of each portion of site
b) For the next 225 sqm. i.e. portion of the area between 225 sqm. and 450 sqm.	40% of each portion of site	30% of each portion of site
c) For the remaining portion of the site for the portion of the area exceeding 450 sqm.	20% of each portion of site	20% of each portion of site

**3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO-**  
The maximum permissible F.A.R. on the plot shall be as given in table below:-

Area of the site	Maximum permissible Floor Area Ratio
a) For the first 225 sqm. of the total area of the site	1.40
b) For the next 225 sqm. of the area i.e. between 225 sqm. and 450 sqm.	1.20
c) For the remaining area beyond 450 sqm.	0.90

Note:- In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.

- 4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
- (a) **GENERAL AND NPFL PLOTS**  
Not more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units.
- (b) **EWS PLOTS**  
In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per policy instructions issued by the Government, from time to time.
- 5. SUB-DIVISION/ COMBINATION OF PLOTS.**
- (a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPFL plots, subject to the following condition:-  
(b) The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

**6. BUILDING SETBACK**  
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in The Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 shall project beyond the portion marked as residential buildable zone.

**7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY.**  
The maximum height and number of storey shall be allowed on the plot (except EWS plots) as per given in the table below:-

**8. STILT PARKING**  
Stilt parking is allowed in 8 marla and above size plots as per policy bearing No. Misc-382-E/9/2013-2TCP dated 06.03.2013. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beams. The Stilt will not be permissible for any purpose other than parking.

**9. PLINTH LEVEL**  
The plinth height of building shall not be less than 30 cms. above the road level.

**10. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**  
In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

**11. BOUNDARY WALL & RADIUS OF BOUNDARY WALL.**

a) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DG.TCP.  
b) The boundary wall in the rear courtyard shall not be more than 1.83 meters in height.  
c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-  
i) 0.5 meters Radius for plots opening on to open space.  
ii) 1.0 meters Radius for E.W.S. plots.  
iii) 1.5 meters Radius for 125 sq. meters to 420 sq. meters  
iv) 2.0 meters. Radius for plots above 420 sq. meters

**12. GATE AND GATE POST**

a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.  
b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

**13. DISPLAY OF POSTAL NUMBER OF THE PLOT**  
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

**14. GARBAGE COLLECTION POINT**  
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the coloniser.

**15. ACCESS**  
No plot or public building will derive an access from less than 12.00 meters wide road.

**16. SOLAR WATER HEATING SYSTEM**  
The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in the building, whenever applicable before applying for an occupation certificate.

**17. RAIN WATER HARVESTING SYSTEM.**  
The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Govt. notification as applicable.

**18.** The coloniser shall obtain the clearance/NOC as per the provisions of the Notification No.S.O.1559(E) Dated 04.09.2013 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.

**19.** The coloniser/owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.

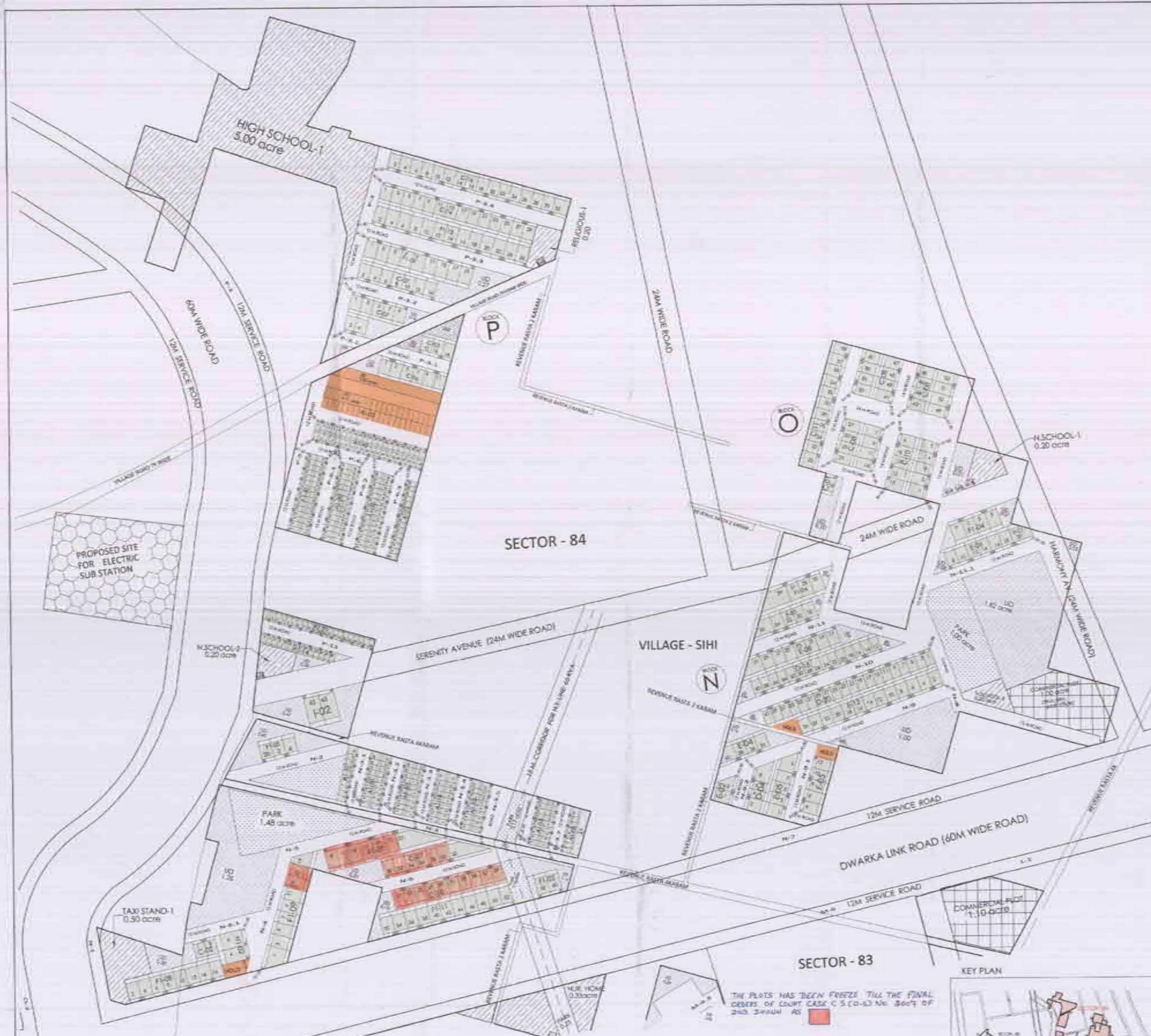
**20.** The community building/buildings shall be constructed by the Coloniser/Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, in which the said sites shall vest with the Government.

**NOTES:-**  
Read this drawing in conjunction with the demarcation plan verified by DTP, Gurgaon vide endst. no. 1659 dated 12.05.2014.

DRG. NO. DG, TCP 57-31 DATED 12-01-2015

For VATIKA LIMITED

(BALWANT SINGH) SD(HQ) (SAVITA JINDAL) ATP (HQ) (KARAMVEER SINGH) DTP (HQ) (JASWANT SINGH) STP (M)HQ (J. S. REDHU) CTP (HR) (ANURAG RASTOGI, IAS) DG, TCP (HR)



**ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF BLOCK - N, O & P (SECTOR - 84) AREA MEASURING - 477.206 ACRES (LICENSE NO.113 OF 2008 DATED 01.06.2008, LICENSE NO. 71 OF 2010 DATED 15.9.2010, LICENSE NO. 62 OF 2011 DATED 02.07.2011, LICENSE NO. 76 OF 2011 DATED 07.09.2011 & LICENSE 66 OF 2014 DATED 15.07.2014) IN SECTOR- 81 TO 85, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY VATIKA LTD. AND OTHERS.**

FOR THE PURPOSE OF RULE 28(A) AND 49 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1965.

**1. USE ZONE:-**  
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever

Marking	Permissible use of land on the portion of the plot marked in column 1	Type of building permitted on land marked in column 2
(Blank)	Residential	Residential building
(Diagonal lines)	Public open space	To be used only for landscape features
(Cross-hatch)	Residential buildable zone	Residential building
(Horizontal lines)	Commercial	As per supplementary zoning plan to be approved separately for each site.
(Vertical lines)	Community buildings	As per supplementary zoning plan to be approved separately for each site.

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT
Residential (6 Marla and above)	Stilt + 3	14.5 Meters
Residential below 6 Marla (except EWS plots)	3	12 Meters

**2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING:-**  
The proportion up to which a site may be covered with building shall be in accordance with the following slabs, remaining portion being left open in the form of an open space about the building as courtyard:-

Area of the site	Maximum permissible coverage on ground for residential zone	Maximum Permissible coverage on First Floor
(a) For the first 225 sqm. of the total area of the site	85% of such portion of site	85% of such portion of site
(b) For the next 225 sqm. i.e. portion of the area between 225 sqm. and 450 sqm.	45% of such portion of site	55% of such portion of site
(c) For the remaining portion of the site for the portion of the area exceeding 450 sqm.	35% of such portion of site	25% of such portion of site

- 8. STILT PARKING**  
Stilt parking is allowed in 6 marla and above size plots as per policy bearing No. Misc-382-E/B/2/2013-2TCP dated 06.03.2013. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.
- 9. PLINTH LEVEL**  
The plinth height of building shall not be less than 30 cms. above the road level.
- 10. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**  
In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.
- 11. BOUNDARY WALL & RADIUS OF BOUNDARY WALL.**
- The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DG, TCP.
  - The boundary wall in the rear courtyard shall not be more than 1.83 meters in height.
  - In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:
    - 0.5 meters Radius for plots opening on to open space.
    - 1.0 meters Radius for E.W.S. plots.
    - 1.5 meters Radius for 125 sq. meters to 420 sq. meters
    - 2.0 meters. Radius for plots above 420 sq. meters
- 12. GATE AND GATE POST**
- Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
  - An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

**3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO:-**  
The maximum permissible F.A.R. on the plot shall be as given in table below:-

Area of the site	Maximum permissible Floor Area Ratio
(a) For the first 225 sqm. of the total area of the site	1.45
(b) For the next 225 sqm. of the area i.e. between 225 sqm. and 450 sqm.	1.20
(c) For the next 225 sqm. of the area i.e. between 450 sqm. and 675 sqm.	0.85
(d) For remaining area beyond 675 sqm.	0.85

- 13. DISPLAY OF POSTAL NUMBER OF THE PLOT**  
The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.
- 14. GARBAGE COLLECTION POINT**  
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the coloniser.
- 15. ACCESS**  
No plot or public building will derive an access from less than 12.00 meters wide road.
- 16. SOLAR WATER HEATING SYSTEM**  
The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in the building, wherever applicable before applying for an occupation certificate.
- 17. RAIN WATER HARVESTING SYSTEM.**  
The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Govt. notification as applicable.
- 18.** The coloniser shall obtain the clearance/NOC as per the provisions of the Notification No.S.O.1599(E) Dated 04.09.2013 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- 19.** The coloniser/owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.
- 20.** The community building/buildings shall be constructed by the Coloniser/Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and Validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.

Note:- In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.

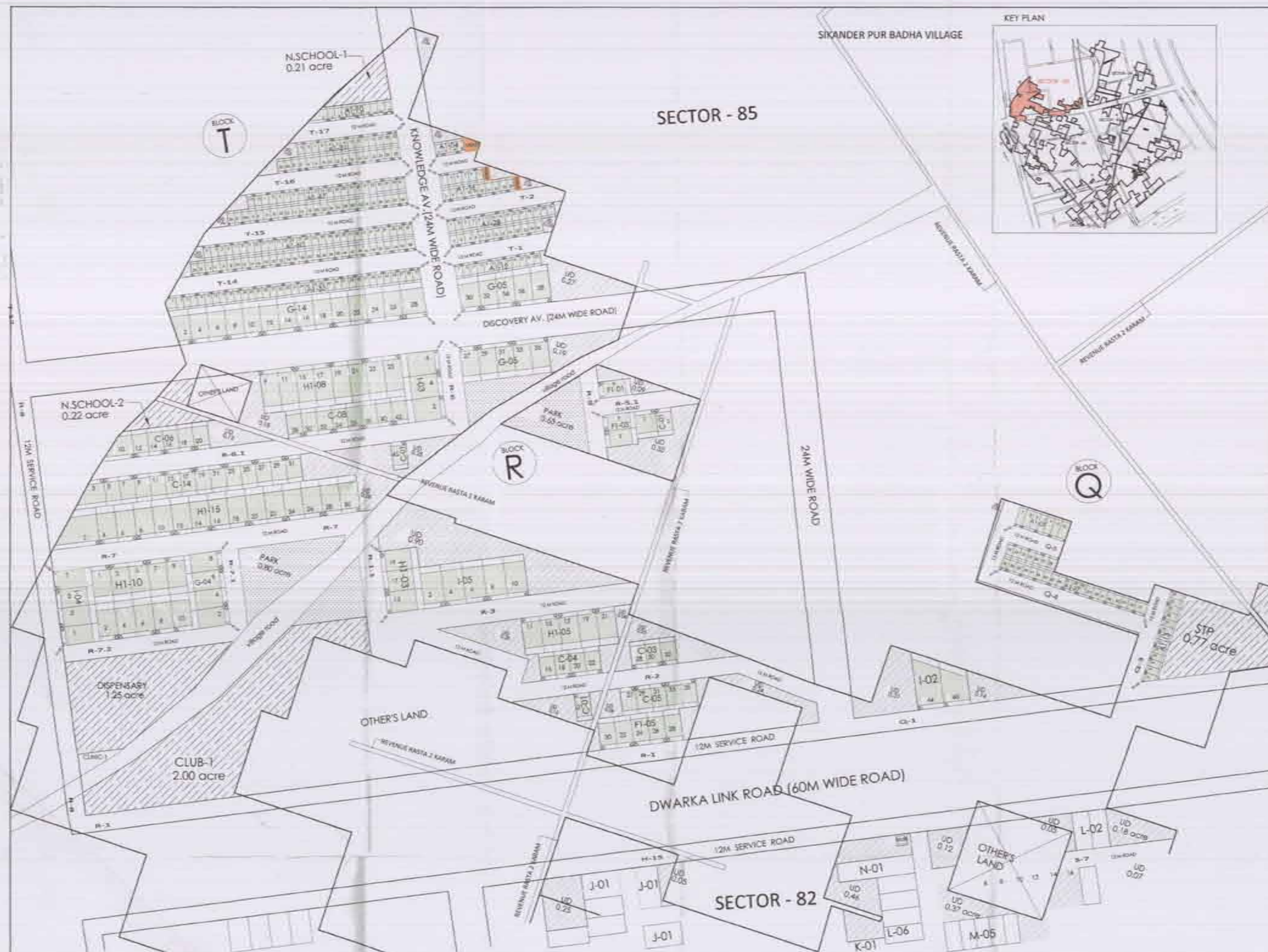
- 4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**
- (a) **GENERAL AND NPPL PLOTS**  
Not more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units.
- (b) **EWS PLOTS**  
In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per policy instructions issued by the Government, from time to time.
- 5. SUB-DIVISION/ COMBINATION OF PLOTS.**
- No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/NPPL plots, subject to the following conditions:-
  - The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

- 6. BUILDING SETBACK**  
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in The Punjab Scheduled Roads And Controlled Areas Restriction of Unregulated Development Rules, 1965 shall project beyond the portion marked as residential buildable zone.
- 7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**  
The maximum height and number of storey shall be allowed on the plot (except EWS plots) as per given in the table below:-

NOTES:-  
Read this drawing in conjunction with the demarcation plan verified by DTP, Gurgaon vide order, no. 1659 dated 12.05.2014.

**DETAILS OF PLOTS OF SECTOR-84 APPLICABLE FOR ZONING PLAN IN 'VATIKA INDIA NEST'**

SERIAL NO.	PLAT NO.	PLAT AREA (SQ. METERS)	RESERVED AREA (SQ. METERS)	NET AREA (SQ. METERS)	NO. OF PLOTS
1	A1	25.00	0.00	25.00	20
2	B	25.00	0.00	25.00	18
3	C	25.00	0.00	25.00	20
4	D	25.00	0.00	25.00	20
5	E	25.00	0.00	25.00	20
6	F	25.00	0.00	25.00	20
7	G	25.00	0.00	25.00	20
8	H	25.00	0.00	25.00	20
9	I	25.00	0.00	25.00	20
10	J	25.00	0.00	25.00	20
11	K	25.00	0.00	25.00	20
12	L	25.00	0.00	25.00	20
13	M	25.00	0.00	25.00	20
14	N	25.00	0.00	25.00	20
15	O	25.00	0.00	25.00	20
16	P	25.00	0.00	25.00	20
17	Q	25.00	0.00	25.00	20
18	R	25.00	0.00	25.00	20
19	S	25.00	0.00	25.00	20
20	T	25.00	0.00	25.00	20
21	U	25.00	0.00	25.00	20
22	V	25.00	0.00	25.00	20
23	W	25.00	0.00	25.00	20
24	X	25.00	0.00	25.00	20
25	Y	25.00	0.00	25.00	20
26	Z	25.00	0.00	25.00	20
27	AA	25.00	0.00	25.00	20
28	AB	25.00	0.00	25.00	20
29	AC	25.00	0.00	25.00	20
30	AD	25.00	0.00	25.00	20
31	AE	25.00	0.00	25.00	20
32	AF	25.00	0.00	25.00	20
33	AG	25.00	0.00	25.00	20
34	AH	25.00	0.00	25.00	20
35	AI	25.00	0.00	25.00	20
36	AJ	25.00	0.00	25.00	20
37	AK	25.00	0.00	25.00	20
38	AL	25.00	0.00	25.00	20
39	AM	25.00	0.00	25.00	20
40	AN	25.00	0.00	25.00	20
41	AO	25.00	0.00	25.00	20
42	AP	25.00	0.00	25.00	20
43	AQ	25.00	0.00	25.00	20
44	AR	25.00	0.00	25.00	20
45	AS	25.00	0.00	25.00	20
46	AT	25.00	0.00	25.00	20
47	AU	25.00	0.00	25.00	20
48	AV	25.00	0.00	25.00	20
49	AW	25.00	0.00	25.00	20
50	AX	25.00	0.00	25.00	20
51	AY	25.00	0.00	25.00	20
52	AZ	25.00	0.00	25.00	20
53	BA	25.00	0.00	25.00	20
54	BB	25.00	0.00	25.00	20
55	BC	25.00	0.00	25.00	20
56	BD	25.00	0.00	25.00	20
57	BE	25.00	0.00	25.00	20
58	BF	25.00	0.00	25.00	20
59	BG	25.00	0.00	25.00	20
60	BH	25.00	0.00	25.00	20
61	BI	25.00	0.00	25.00	20
62	BJ	25.00	0.00	25.00	20
63	BK	25.00	0.00	25.00	20
64	BL	25.00	0.00	25.00	20
65	BM	25.00	0.00	25.00	20
66	BN	25.00	0.00	25.00	20
67	BO	25.00	0.00	25.00	20
68	BP	25.00	0.00	25.00	20
69	BQ	25.00	0.00	25.00	20
70	BR	25.00	0.00	25.00	20
71	BS	25.00	0.00	25.00	20
72	BT	25.00	0.00	25.00	20
73	BU	25.00	0.00	25.00	20
74	BV	25.00	0.00	25.00	20
75	BW	25.00	0.00	25.00	20
76	BX	25.00	0.00	25.00	20
77	BY	25.00	0.00	25.00	20
78	BZ	25.00	0.00	25.00	20
79	CA	25.00	0.00	25.00	20
80	CB	25.00	0.00	25.00	20
81	CC	25.00	0.00	25.00	20
82	CD	25.00	0.00	25.00	20
83	CE	25.00	0.00	25.00	20
84	CF	25.00	0.00	25.00	20
85	CG	25.00	0.00	25.00	20
86	CH	25.00	0.00	25.00	20
87	CI	25.00	0.00	25.00	20
88	CJ	25.00	0.00	25.00	20
89	CK	25.00	0.00	25.00	20
90	CL	25.00	0.00	25.00	20
91	CM	25.00	0.00	25.00	20
92	CN	25.00	0.00	25.00	20
93	CO	25.00	0.00	25.00	20
94	CP	25.00	0.00	25.00	20
95	CQ	25.00	0.00	25.00	20
96	CR	25.00	0.00	25.00	20
97	CS	25.00	0.00	25.00	20
98	CT	25.00	0.00	25.00	20
99	CU	25.00	0.00	25.00	20
100	CV	25.00	0.00	25.00	20
101	CW	25.00	0.00	25.00	20
102	CX	25.00	0.00	25.00	20
103	CY	25.00	0.00	25.00	20
104	CZ	25.00	0.00	25.00	20
105	DA	25.00	0.00	25.00	20
106	DB	25.00	0.00	25.00	20
107	DC	25.00	0.00	25.00	20
108	DD	25.00	0.00	25.00	20
109	DE	25.00	0.00	25.00	20
110	DF	25.00	0.00	25.00	20
111	DG	25.00	0.00	25.00	20
112	DH	25.00	0.00	25.00	20
113	DI	25.00	0.00	25.00	20
114	DJ	25.00	0.00	25.00	20
115	DK	25.00	0.00	25.00	20
116	DL	25.00	0.00	25.00	20
117	DM	25.00	0.00	25.00	20
118	DN	25.00	0.00	25.00	20
119	DO	25.00	0.00	25.00	20
120	DP	25.00	0.00	25.00	20
121	DQ	25.00	0.00	25.00	20
122	DR	25.00	0.00	25.00	20
123	DS	25.00	0.00	25.00	20
124	DT	25.00	0.00	25.00	20
125	DU	25.00	0.00	25.00	20
126	DV	25.00	0.00	25.00	20
127	DW	25.00	0.00	25.00	20
128	DX	25.00	0.00	25.00	20
129	DY	25.00	0.00	25.00	20
130	DZ	25.00	0.00	25.00	20
131	EA	25.00	0.00	25.00	20
132	EB	25.00	0.00	25.00	20
133	EC	25.00	0.00	25.00	20
134	ED	25.00	0.00	25.00	20
135	EE	25.00	0.00	25.00	20
136	EF	25.00	0.00	25.00	20
137	EG	25.00	0.00	25.00	20
138	EH	25.00	0.00	25.00	20
139	EI	25.00	0.00	25.00	20
140	EJ	25.00	0.00	25.00	20
141	EK	25.00	0.00	25.00	20
142	EL	25.00	0.00	25.00	20
143	EM	25.00	0.00	25.00	2



SIKANDER PUR BADHA VILLAGE

KEY PLAN



**ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF BLOCK - Q, R, & T (SECTOR - 85) AREA MEASURING - 477.206 ACRES (LICENSE NO.113 OF 2008 DATED 01.06.2008, LICENSE NO. 71 OF 2010 DATED 15.9.2010, LICENSE NO. 62 OF 2011 DATED 02.07.2011, LICENSE NO. 76 OF 2011 DATED 07.09.2011 & LICENSE NO. 66 OF 2014 DATED 15.07.2014) IN SECTOR- 81 TO 85, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY VATIKA LTD. AND OTHERS.**

FOR THE PURPOSES OF ROAD WIDTH AND 48 (2) OF THE PUNJAB SCHEDULED ROADS AND CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT RULES, 1985

**1. USE ZONE:-**

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever

Marking	Permissible use of land of the portion of the plot marked in column 1	Type of building permissible on land marked in column 1
[Symbol]	Road	Road furniture as approved plan
[Symbol]	Public open space	To be used only for landscape features
[Symbol]	Residential Building Zone	Residential building
[Symbol]	Commercial	As per supplementary zoning plan to be approved separately for each site
[Symbol]	Community buildings	As per supplementary zoning plan to be approved separately for each site

**2. PROPORTION OF THE SITE WHICH MAY BE COVERED WITH BUILDING:-**

The proportion up to which a site may be covered with building shall be in accordance with the following table, remaining portion being left open in the form of an open space around the building as courtyard:-

Area of the site	Maximum permissible coverage of ground for Residential Zone	Maximum Permissible coverage for Fire/Fire/Fire
(a) For the least 200 sqm. of the total area of the site	70% of each portion of site	85% of each portion of site
(b) For the next 200 sqm. (i.e. portion of the area between 200 sqm. and 400 sqm.)	42% of each portion of site	55% of each portion of site
(c) For the remaining portion of the site, up to the number of the area exceeding 400 sqm.	30% of each portion of site	20% of each portion of site

**3. MAXIMUM PERMISSIBLE FLOOR AREA RATIO:-**

The maximum permissible F.A.R. on the plot shall be as given in table below:-

Area of the site	Maximum permissible Floor Area Ratio
(a) For the least 200 sqm. of the total area of the site	1.45
(b) For the next 200 sqm. of the area (i.e. between 200 sqm. and 400 sqm.)	1.00
(c) For the next 100 sqm. of the area (i.e. between 300 sqm. and 400 sqm.)	0.80
(d) For remaining area beyond 400 sqm.	0.60

Note:- In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.

**4. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**

- (A) GENERAL AND NPPL PLOTS  
Not more than three dwelling units shall be allowed on each plot. However maximum number of dwelling units on each floor i.e. Ground/First floor shall not exceed two dwelling units.
- (B) EWS PLOTS  
In case of plots falling in EWS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per policy instructions issued by the Government, from time to time.
- (C) SUB-DIVISION/ COMBINATION OF PLOTS.  
(i) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWS/INPPL plots, subject to the following conditions:  
(a) The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

**5. BUILDING SETBACK**

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. The cantilever projections as allowed in The Punjab Scheduled Roads And Controlled Areas Restriction of Unregulated Development Rules, 1985 shall project beyond the portion marked as residential buildable zone.

**7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**

The maximum height and number of storey shall be allowed on the plot (except EWS plots) as per given in the table below:-

TYPE OF BUILDING	MAXIMUM NUMBER OF STOREY	MAXIMUM HEIGHT
Residential (6 Marla and above)	Stilt + 3	24.5 Meters
Residential below 6 Marla (except EWS plots)	3	12 Meters

**8. STILT PARKING**

Stilt parking is allowed in 6 marla and above size plots as per policy bearing No. Mac-382-E/6/2013-2/CP dated 06.03.2013. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.

**9. PLINTH LEVEL**

The plinth height of building shall not be less than 30 cms. above the road level.

**10. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**

In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

**11. BOUNDARY WALL & RADIUS OF BOUNDARY WALL**

- a) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DG, TCP.
- b) The boundary wall in the rear courtyard shall not be more than 1.83 meters in height.
- c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-  
i) 0.5 meters Radius for plots opening on to open space.  
ii) 1.0 meters Radius for E.W.S. plots.  
iii) 1.5 meters Radius for 125 sq. meters to 420 sq. meters.  
iv) 2.0 meters Radius for plots above 420 sq. meters

**12. GATE AND GATE POST**

- a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

**13. DISPLAY OF POSTAL NUMBER OF THE PLOT**

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

**14. GARBAGE COLLECTION POINT**

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the coloniser.

**15. ACCESS**

No plot or public building will derive an access from less than 12.00 meters wide road.

**16. SOLAR WATER HEATING SYSTEM**

The use of solar water heating system as per norms specified by HAREDA is mandatory and shall be made operational in the building, wherever applicable before applying for an occupation certificate.

**17. RAIN WATER HARVESTING SYSTEM**

The rain water harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Govt. notification as applicable.

**18. The coloniser shall obtain the clearance/NOC as per the provisions of the Notification No.S.O.1599/E Dated 04.09.2013 issued by Ministry of Environment and Forest, Government of India before starting the construction/ execution of development works at site.**

**19. The coloniser/owner shall use only Compact Fluorescent Lamps fittings for internal lighting as well as campus lighting.**

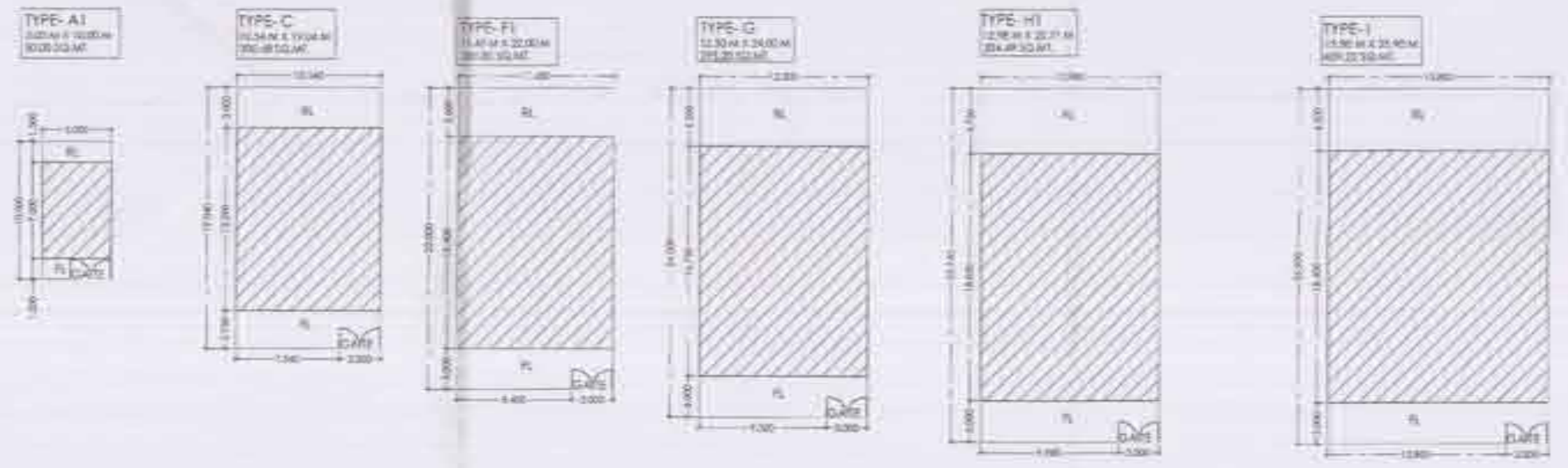
**20. The community building/buildings shall be constructed by the Coloniser/Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.**

**NOTES:-**

Read this drawing in conjunction with the demarcation plan verified by DTP, Gurgaon vide endst. no:1659 dated 25.05.2014.

DRG. NO. DG. TOP 5933 DATED 13-01-2015

For VATIKA LIMITED  
[Signature]



**DETAILS OF PLOTS OF SECTOR 85 APPLIED FOR ZONING PLAN BY VATIKA INDIA NEXT**

S.NO.	PLOT CATEGORY	PLOT USE	HECTARES	TQM.	PLOT AREA	HCL	NO. OF PLOTS
1	A1	5.32	7	10.28	10.28	379	1
2	C	10.24	11	11.24	208.39	43	1
3	H1	11.41	17	28.38	232.90	9	1
4	G	15.52	14	24.92	295.20	38	1
5	H1	12.36	14	28.77	324.49	41	1
6	I	16.80	14	22.92	408.22	14	1
<b>TOTAL PLOTS</b>							<b>425</b>

**LEGEND:-**

- APPLIED (425 NO. OF PLOTS)
- HOLD FOR FUTURE EXPANSION (3 NOS.)
- PLOT TYPES -A1 CATEGORY

(BALWANT SINGH) SD(HQ) (SAVITA JINDAL) ATP (HQ) (KARAMVEER SINGH) DTP (HQ) (JASWANT SINGH) STP (M/HQ) (J. S. REDHU) CTP (HR) (ANURAG RASTOGI, IAS) DG, TCP (HR)



**ZONING PLAN OF RESIDENTIAL PLOTTED COLONY OF BLOCK A, C (SECTOR - 82A) AREA MEASURING - 477.206 ACRES (LICENSE NO.113 OF 2008 DATED 01.06.2008, LICENSE NO. 71 OF 2010 DATED 15.9.2010, LICENSE 62 OF 2011 DATED 02.07.2011, LICENSE 76 OF 2011 DATED 07.09.2011 & LICENSE 66 OF 2014 DATED 15.07.2014) IN SECTOR- 81 TO 85, GURGAON MANESAR URBAN COMPLEX BEING DEVELOPED BY VATIKA LTD. AND OTHERS.**

For purpose of Chapter 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

- USE ZONE:-**  
The land shown in this zoning plan shall be utilized in accordance with the meaning explained in the table below and no other manner whatsoever:  

Use Zone	Permissible use or uses in the portion of the plot marked in column 1	Type of building permissible or uses marked in column 2
A	Residential	Residential buildings as approved plans.
B	Public open space	To be used only for landscape features.
C	Residential building zone	Residential building.
D	Commercial	As per supplementary zoning plan to be approved separately for each plot.
E	Community building	As per supplementary zoning plan to be approved separately for each plot.
- MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT/INCLUDING STILT PARKING:**  

(a) The building or buildings shall be constructed only within the portion of the site marked as habitable zone as explained above, and nowhere else.

(b) The Maximum permissible ground coverage, basement, FAR and maximum permissible height / including stilt parking on the area of the site mentioned in column 3, according to the table below:-

Plot Area (sq. m)	Maximum Ground Coverage (%)	Maximum Basement (sq. m)	Maximum Permissible Height (m)	Maximum FAR	Maximum Permissible Stilt Parking (sq. m)
0 - 1000	40%	10%	12.00	1.20	10%
1000 - 2000	45%	15%	15.00	1.35	15%
2000 - 3000	50%	20%	18.00	1.50	20%
3000 - 4000	55%	25%	21.00	1.65	25%
4000 - 5000	60%	30%	24.00	1.80	30%
5000 - 6000	65%	35%	27.00	1.95	35%
6000 - 7000	70%	40%	30.00	2.10	40%
7000 - 8000	75%	45%	33.00	2.25	45%
8000 - 9000	80%	50%	36.00	2.40	50%
9000 - 10000	85%	55%	39.00	2.55	55%

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

(a) If case of permissible ground coverage as permitted in the table is not possible to achieve on the ground the same may be achieved on top floor.

(b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.

(c) The plots are permitted parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height of building shall not exceed 25 meters.
- PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  

(a) **GENERAL AND NPPL PLOTS**  
Not more than three dwelling units shall be allowed on each plot as per Haryana Building Code 2017. However maximum number of dwelling units on each floor i.e. Ground/Floor floor shall not exceed two dwelling units.

(b) **EWIS PLOTS**  
In case of plots falling in EWIS category the FAR, Ground Coverage, numbers of dwelling units, numbers of floors and height shall be as per Haryana Building Code 2017 and instructions issued by the Government, from time to time.
- SUB-DIVISION / COMBINATION OF PLOTS.**  

(a) No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot except EWIS/EPIS plots, subject to the following conditions:  
 (i) The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above.  
 (ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.
- BUILDING SETBACK**  
Building other than boundary wall and gates shall be constructed only within the portion of the site marked as habitable zone as explained above in clause number 1 above. The setback provisions as allowed in Haryana Building Code 2017 shall apply beyond the portion marked as residential habitable zone.
- HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**  
The maximum height and number of storey shall be allowed on the plot as given in table at 2(a).
- STILT PARKING**  
Stilt parking is allowed in all sites plots. The clear height of the stilt shall be 2.40 meters from the ground level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.
- PARKING:**  

(a) Adequate parking space, covered, open or in the basement / etc shall be provided for vehicles of users and occupants, within the site as per Code 7.1 of the Haryana Building Code, 2017.

(b) In no circumstances, the vehicle(s) belonging to the plot shall be parked outside the plot area.
- PLINTH LEVEL**  
The plinth height of building shall not be less than 45 cms above the road level as per Haryana Building Code 2017.
- BASEMENT:**  
Single level basements within the building zone of the site shall be provided as per Code 4.8.3.1(a) and shall be constructed, used and maintained as per Code 7.1.3 of the Haryana Building Code, 2017.
- RESTRICTION OF ACCESS FROM 45 METRES WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**  
In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.
- BOUNDARY WALL:**  

(a) The boundary wall shall be constructed as per Code 7.5.

(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DCTP. The boundary wall in the rear courtyard shall not be more than 1.83 meters in height.

(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-  
 (i) 0.5 meters Radius for plots opening on to open spaces.  
 (ii) 1.0 meters Radius for EWS plots.  
 (iii) 1.5 meters Radius for EPIS plots.  
 (iv) 2.0 meters Radius for plots above 420 sq. meters.  
 (v) 2.5 meters Radius for plots above 420 sq. meters.

(d) The corner/quarterly of distance, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.
- GATE AND GATE POST**  
Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- DISPLAY OF POSTAL NUMBER OF THE PLOT**  
The precise number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.
- GARBAGE COLLECTION POINT**  
Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the trouble collection point to be provided by the collector.
- ACCESS**  
No plot or public building will derive an access from less than 22.00 meters wide road.
- General:**  

(a) The collector/owner shall obtain the clearance/NOC as per the provisions of the notification No. S.O. 2338 (2) Dated 24.9.2004 issued by Ministry of Environment and Forest, Government of India, before starting the construction/execution of development works at site.

(b) That the sewer water harvesting system shall be provided as per Central Ground Water Authority norms, Haryana Govt. notification as applicable.

(c) That the collector/owner shall use only light emitting diode (LED) fitting for internal lighting as well as Campus lighting.

(d) That the collector/owner shall comply with the conditions issued vide Notification No. 236/2014-SP dated 21.04.2016 issued by Haryana Government Renewable Energy Department.

(e) That collector/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2018 issued by Haryana Government Renewable Energy Department vide Notification No. 154/2018-3 Power dated 14.03.2018.

(f) That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 223/2005-Power dated 23.05.2016 issued by Haryana Government Renewable Energy Department.

**LEGEND:**  
 ODD SHAPE SIZE PLOTS  
 PART DEMARCATION BOUNDARY LINE =  
 HOLD FOR FUTURE #1 IN PORTAL  
 NPPL (28 NOS.) 'C' & 'D' CATEGORY PLOTS  
 AREA UNDER UNDETERMINED USE (UD) = 5.36 acre  
 AREA UNDER SERVICES = 0.03 acre



DRS. NO. DG, TCP: \_\_\_\_\_ DATED: 22.11.2018

(JAM AYTAZ BASSI) AG (H2) (BALWANT SINGH) SD (H2) (DIPYI CHAUHAN) KTP (H2) (SANJAY KUMAR) STP (H2) (DEVENDRA NARAYAN) STP (H2) (JEFENDER SHAIK) CTP (H2) (K. MAKRAND PANDURANG, IAS) B, TCP (H2)

For VATIKA LIMITED  
 Authorized Signatory