



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	292	14600.00
2	B	7.50 X 16.67	125.02	154	19253.08
3	C	8.30 X 18.40	150.85	113	17046.44
4	D	10.50 X 19.05	200.02	223	44604.46
5	D1	9.40 X 22.00	206.80	61	12615.20
6	E	12.00 X 20.83	249.94	239	59711.76
7	F	15.00 X 28.00	420.00	341	143220.00
8	F1	ODD SIZE	552.60	1	552.60
9	F2	ODD SIZE	348.92	1	348.92
10	F3	ODD SIZE	356.94	1	356.94
11	F4	ODD SIZE	474.25	1	474.25
12	G	21.00 X 24.87	522.27	5	2611.35
13	H	21.00 X 40.00	840	19	15960.00
TOTAL PLOTS					1451
TOTAL AREA					332675.90
14	HURDING HOME	1010.75	1	1010.75	
15	HURDING HOME	842.59	1	842.59	
16	HURDING HOME	1022.44	1	1022.44	
TOTAL					335551.70
82.92 acre					

S.NO.	PLOT CATEGORY	REQUIRED	PROVIDED	% ACHIEVED
1	EWS	290	292	101.03 %
2	MTS	343	343	100.00 %
3	GENERAL	794	794	100.00 %

M/s. ALASKA CONSTRUCTIONS PVT.LTD. In Collaboration With M/s. VATIKA LIMITED

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AREA CALCULATION

AREA ALREADY LICENSED	= 152.304 ACRE
ADDITIONAL APPLIED AREA	= 22.069 ACRE
TOTAL AREA OF THE SCHEME (A)	= 174.373 acre
AREA UNDER 45 M & 60 M SECTOR ROAD	= 17.34 acre
50 % OF THE AREA SECTOR ROADS (B)	= 8.67 acre
AREA UNDER UNDETERMINED USE (C)	= 1.40 acre
NET PLANNED AREA (A - B + C)	= 164.303 acre

ACHIEVED AREAS

AREA UNDER COMMERCIAL	= 3.67 acre (2.23 %)
AREA UNDER PLOTS	= 82.92 acre (50.47 %)
TOTAL SALEABLE AREA	= 86.59 acre (52.70 %)

GREEN AREA

AREA (acres)	%
AREA UNDER ORGANIZED GREEN	5.13
INCIDENTAL GREEN	3.76
GREEN REQUIRED @ 2.5 SQ.MTS./PERSON	6.73
GREEN PROVIDED	8.89

POPULATION

PERMISSIBLE PLOTTED POPULATION @ 120 PFA DENSITY = 120 X 164.303 = 19716.36

ACHIEVED POPULATION CALCULATION

S.NO.	TYPE OF PLOT	NOS.	PERSON/LOT	TOTAL
1	GENERAL PLOTS	1159	13.5	15646.50
2	EWS PLOTS	292	9	2628.00
TOTAL POPULATION				18274.50

DENSITY PLOTTED

POPULATION	NET PLANNED AREA	PERSONS PER ACS.	PERSONS PER HAC.
18274.50	164.303	111.22	274.82

AMENITIES

S.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	HIGH SCHOOL	1	1
2	PRIMARY SCHOOL	2	2
3	NURSERY SCHOOL	4	4
4	CRèche	1	1
5	DISPENSARY	1	1
6	COMMUNITY CENTRE/CLUB	1	1
7	RELIGIOUS BUILDING	1	1
8	TAXI STAND	1	1

FOLLOWING AS PART OF LSC/RETAIL

S.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	CLINIC 250 Sqm each	2	2
2	A.T.M. 12 Sqm each	2	2
3	BEAUTY PARLOUR 12 Sqm each	2	2
4	MULTI PURPOSE BOOTH	2	6
5	MEK & VEG BOOTH	2	10

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

PROJECT: REVISED LAYOUT PLAN OF RESIDENTIAL COLONY "VATIKA CITY CENTRAL" ON LAND MEASURING 174.373 ACRES IN SECTORS 21, 22, 23 & 25, AMBALA, HARYANA

LEGEND:

ADDITIONAL APPLIED	= 22.069 acre
ALREADY LICENSED (AS PER NO. 284 OF 2007 DATED 07.11.2007)	= 152.304 acre
Stormwater Drain	
COMMUNITY FACILITIES	
COMMERCIAL	
UNDETERMINED USE (UD)	
GREEN AREA/PARK	
H.T. LINE	
DIARY FARMING	
GREEN BUFFER (30 MTR.)	
NPNL (363 NOS.) B.C.D & D1 CATEGORY PLOTS	

REVISED	DATE	BY	REVISION
R1	01.07.2014		174.373 ACRE LAYOUT REVISED
R2	07.11.2007		152.304 ACRE LAYOUT APPROVED

For VATIKA LIMITED
(Signature)
Authorized Signatory

ALOK MEHTA
(Architect)
Membership No. CA/98/22931
(Signature)
ARCHITECT'S SIGN.

AUTH'S SIGN.	CHK. BY	APPROVED BY
P.K.	J.K.	R.M.

DATE	SCALE	DRG. NO.
JULY 2014	1 : 2000	VCC/LAY/R1/102

REVISED LAYOUT PLAN

Checked subject to comments in forwarding letter No. 712/8 Dt. 21-04-2017, and notes attached with the estimate.

Executive Engineer (HO) for Chief Engineer HUDA Ranchkula
(Signature)

Director General, Town and Country Planning, Haryana, Chandigarh
(Signature)

LAND DETAILS TO BE EXCHANGED

DETAILS OF HUDA LAND PROPOSED TO BE GIVEN TO THE COLONIZER	= 9.094 Acres
DETAILS OF COLONIZER LAND PROPOSED TO BE GIVEN TO HUDA	= 9.094 Acres

This is a "PROVISIONAL APPROVED LAYOUT PLAN" only for purpose of linking deposit from the general public.

District Town Planner (HO) Director of Town and Country Planning, Haryana, Chandigarh
(Signature)

Superintending Engineer, HUDA, Division Ambala
(Signature)

Engineer, HUDA, Division Ambala
(Signature)

For VATIKA LIMITED
(Signature)
Authorized Signatory