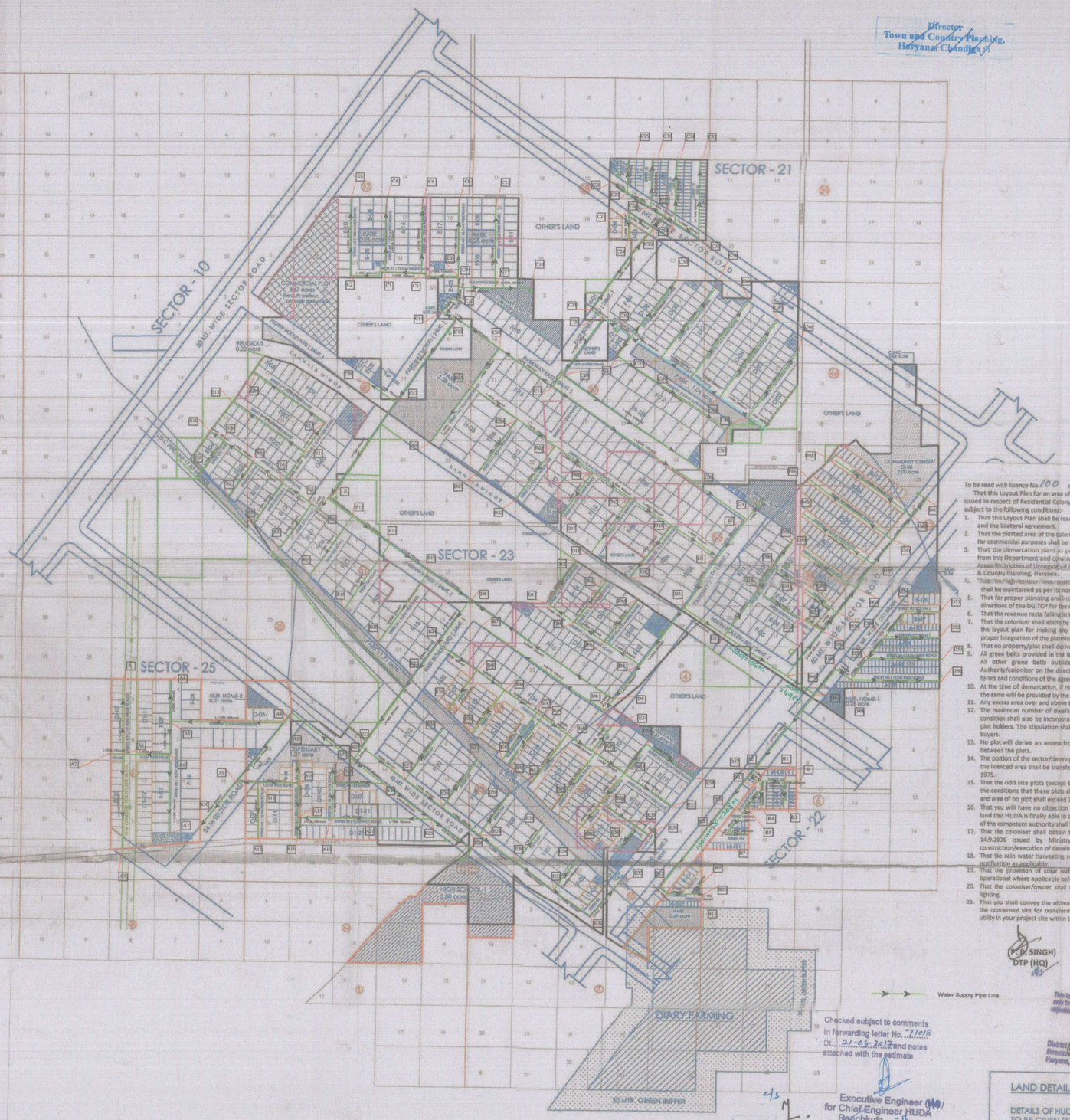
Water Supply



Director
Town and Country Planning,
Haryana, Chandigarh

Lc. 1269 (2)

PLOTS BREAK UP

S.NO.	PLOT CATEGORY	PLOT SIZE METRES	PLOT AREA SQMS.	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	8.20 X 18.40	150.88	113	17049.44
4	D	10.50 X 19.05	200.02	223	44604.46
5	D1	9.60 X 22.00	211.20	61	12883.20
6	E	12.00 X 20.83	249.84	239	59711.76
7	F	16.00 X 28.00	420.00	341	143220.00
8	F1	ODD SIZE	552.60	1	552.60
9	F2	ODD SIZE	548.82	1	548.82
10	F3	ODD SIZE	356.94	1	356.94
11	F4	ODD SIZE	474.25	1	474.25
12	(illegible)	(illegible)	(illegible)	(illegible)	3861.35
13	H	21.00 X 40.00	840	19	15960.00
		TOTAL PLOTS		1451	332675.90
14	NURSING HOME		1010.75	1	1010.75
15	NURSING HOME		842.59	1	842.59
16	NURSING HOME		1022.46	1	1022.46
		TOTAL			335551.70
					82.92 acre

S.NO.	PLOT CATEGORY	REQUIRED	PROVIDED	% ACHIEVED
1	EWS	290	292	20.12 %
2	NPNL	363	363	25.02 %
3	GENERAL		796	54.84 %

To be read with licence No. 100 of 2014 dated:- 13/8/2014

That this Layout Plan for an area of 174.373 acres (Drg. No. DG,TCP-4761 dated 18.07.2014) comprised of license which is issued in respect of Residential Colony being developed by Vatika Ltd. in Sector-21, 22, 23 & 25, Ambala is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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.
4. 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.
5. 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.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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.
10. 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 licenced area.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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 coloniser to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the coloniser with the plot buyers.
13. 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.
14. The portion of the sector/development plan roads /green belts as provided in the Development Plan, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(a)(iii) of the Act No.8 of 1975.
15. 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.
16. 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.
17. That the coloniser 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.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
19. 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.
20. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That you shall convey the ultimate power load requirement of your power utility to enable the provision of project to the concerned site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

(P. P. SINGH) DTP (HQ)
(JASWANT SINGH) STP (M)HQ
(J. S. REDHU) CTP (HR)
(ANURAG RASTOGI, IAS) DG,TCP (HR)

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

Checked subject to comments
In forwarding letter No. 71018
Dt. 21-06-2017 and notes attached with the estimate

Executive Engineer (HQ)
for Chief Engineer HUDA
Panchkula - II
21/4/17

Director General
Town & Country Planning
Haryana, Chandigarh

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

Superintending Engineer
HUDA Circle, KARNAL

Executive Engineer
HUDA, Division
Ambala.

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 & 40 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	3.12
INCIDENTAL GREEN	3.76	2.29
GREEN REQUIRED @2.5 SQ.MTS./PERSON	6.73	4.10
GREEN PROVIDED	8.89	5.41

POPULATION

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

ACHIEVED POPULATION CALCULATION

SR.NO.	TYPE OF PLOT	NOS.	PERSON/PLOT	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

SR.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	HIGH SCHOOL	1	1
2	PRIMARY SCHOOL	2	2
3	NURSERY SCHOOL	4	4
4	CRECHE	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

SR.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	CLINIC 250 Sq.m each	2	2
2	A.T.M 12 Sq.m each	2	2
3	BEAUTY PARLOUR 12 Sq.m each	2	2
4	MULTI PURPOSE BOOTH	2	6
5	MILK & 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 (LICENSE NO.326 OF 2007 DATED 07.11.2007) = 152.304 acre
- 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

SR.NO.	DATE	REVISION
R1	01.07.2014	174.373 ACRE LAYOUT REVISED
R0	07.11.2007	152.304 ACRE LAYOUT APPROVED

For VATIKA LIMITED
Authorised Signatory

ALOK MEHTA
(Architect)
Membership No. CA/88/22631

AUTH'S SIGN. | ARCHITECT'S SIGN.

DRAWN	CKD. BY	APPROVED BY
P.K.	J.K.	R.M
DATED: JULY 2014	SCALE: 1 : 2000	DRG. NO. VCC/LAY/R1/102

REVISED LAYOUT PLAN

For VATIKA LIMITED
Authorised Signatory