

AREA CHART OF TOTAL SCHEME		
	Acres	SQ. MT.
TOTAL SCHEME AREA (A)	9.66	39092.572
AREA UNDER 24 MT. WIDE SERVICE ROAD (PART OF 60 MT. WIDE GREEN BELT)	0.38	
AREA UNDER 36 MT. WIDE GREEN BELT (PART OF 60 MT. WIDE GREEN BELT)	0.17	
AREA UNDER 150 MT. WIDE NH 48	0.18	
BALANCE AREA OF THE SCHEME (A)	8.93	
10% AREA OF SITE (B)	0.966	
TOTAL (A)+(B) (WHICH IS ON HIGHER SIDE)	9.896	
NET PLANNED AREA	9.66	
PERMISSIBLE FAR @ 1.5	14.49	58368.856 (35%)
PERMISSIBLE GROUND COVERAGE @ 35%	3.381	13682.4(35%)
PROPOSED FAR	13.46	54480.04 (139.28%)
PROPOSED GROUND COVERAGE	3.14	12728.98(32.54%)

AREA DETAILS					
PLOT TYPE	NUMBER OF PLOTS	LENGTH (M)	WIDTH (M)	GROUND COVERAGE (SQMT)	FSI (SQMT @ 4.28 X 6 C)
A1	11	11.48	6.90	871.33	3729.30
A2	1			124.34	532.16
B1	17	15.00	6.90	1759.50	7530.66
B2	1			162.87	697.08
B3	1			133.28	570.42
C1	11	19.00	6.90	1442.10	6172.19
C2	1			153.61	657.45
C3	3			322.26	1379.28
C4	1	19.00	7.70	146.30	626.16
C5	1			231.24	989.71
D1	18	20.00	6.90	2484.00	10631.52
D2	1			139.84	555.72
D3	1			165.56	708.60
D4	2	20.00	8.40	336.00	1438.08
E	12			1714.49	7338.03
F	8			991.14	4242.07
G1	7	25.00	7.20	1260.00	5392.80
G2	1			301.13	1288.82
TOTAL	96			12728.98	54480.04

Utility Block (Public Toilet & Amenities) Free Of Far & Ground Coverage		544.20
Grand Total		12728.98 55024.24

	PERMISSIBLE (IN SMT)	PROPOSED (IN SMT)
Open Area including Vehicular Circulation, Parking, Public Amenity & Services	25410.171 (65%)	26386.355 (67.46%)

NOTE

- ALL DIMENSIONS ARE IN METER
- SCHEME BOUNDARY SHOWN AS

PROPOSED LAYOUT OF PLOTTED COMMERCIAL COLONY (SCO)
LAND MEASURING 9.66 ACRES
AT SECTOR -82A
GURGAON, HARYANA

DEVELOPED BY : M/S VATIKA ONE INDIA NEXT PVT. LTD.
UNIT NO. A-002, INXT CITY CENTRE
4TH FLOOR, BLOCK - A, SECTOR-83
VATIKA INDIA NEXT, GURUGRAM 122012

SR. NO.	DATE	REVISION
 AUTH'S SIGN.		 ARCHITECT'S SIGN.
DRAWN BY JP	CD. BY J.P	APPROVED BY GM
DATE: 18 APRIL, 2022	SCALE: 1 : 750	DRG. NO. COM11_SCO_01_R1

SUBMISSION LAYOUT PLAN



To be read with Licence No. 185 of 2022 Dated 15/10/2022
 That this layout plan for an area measuring 9.66 acres (under migration from Licence No. 258 of 2007 dated 19.11.2007 (6.00 acres) and Licence No. 83 of 2011 dated 17.09.2011 (3.66 acres) (Drawing No. DG/CP/ 8673 dated 13-10-22) comprised of the land which is situated in Sector-82A, Gurugram Manesar Urban Complex hereby approved subject to the following conditions:-

- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
- 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 DTCP for the modification of layout plans of the colony.
- That the revenue rasta 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 DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
- 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/Ministry of Urban Development, Government of Haryana or in accordance with terms and conditions of the agreements of the licensee.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
- 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 the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) DTP(HQ)

 (HITESH SHARMA) STP(M)HQ

 (P. S. SINGH) CTP(HR)

 (T.L. SATYAPRAKASH, IAS) DG, TCP(HR)

 (RAJAT CHAUHAN) ATP(HQ)

 (DINESH KUMAR) PA(HQ)