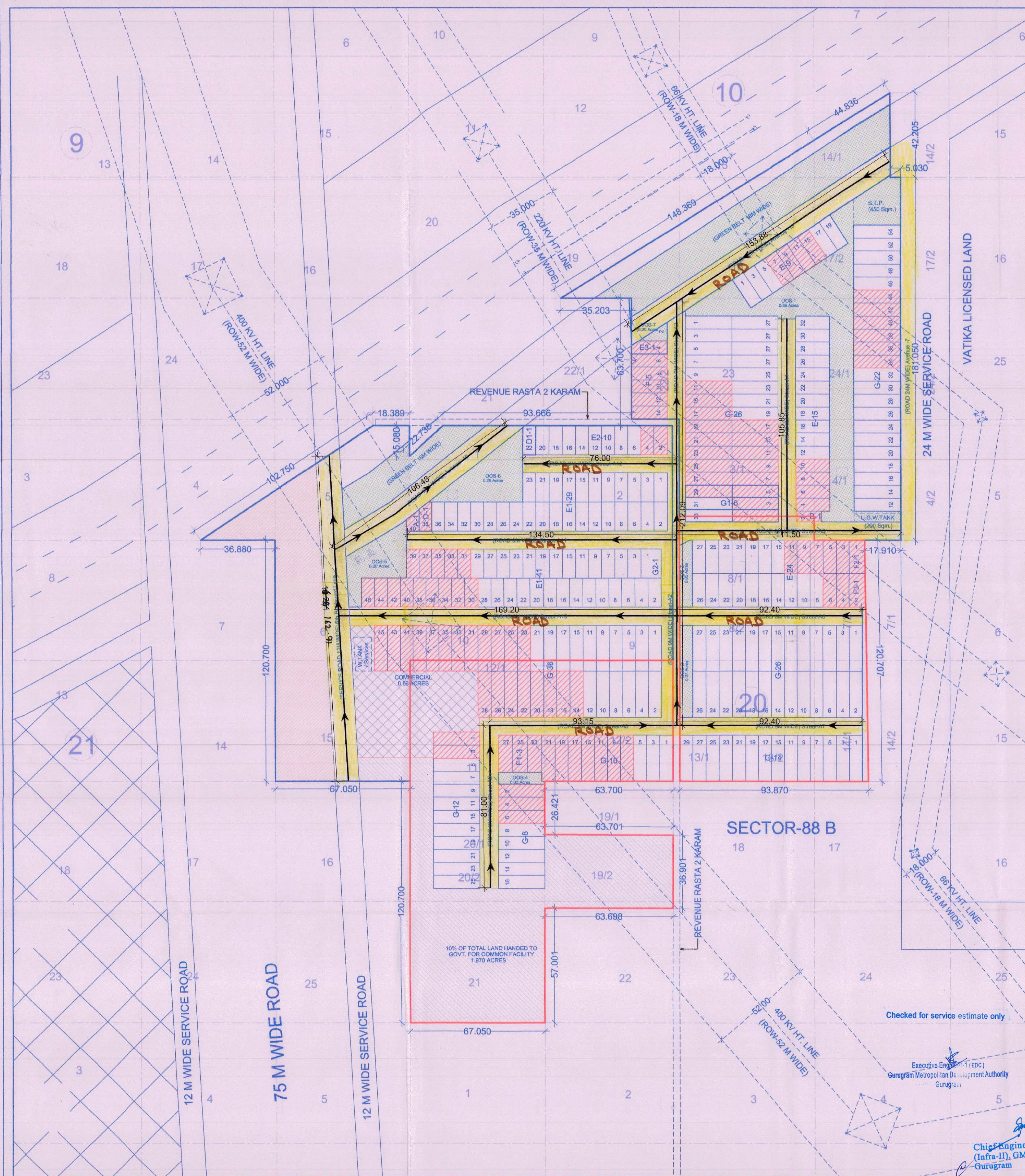




TOTAL PLOT AREA DETAIL						
CATEGORY	WIDTH (M)	DEPTH (M)	AREA IN SQM	AREA IN SQUARES	NOS. OF PLOT	TOTAL AREA IN SQM.
A	POLYLINE		53.46	63.94	1	53.46
B	5.35	12.50	66.88	79.99	1	66.88
D	POLYLINE		85.55	102.31	1	85.55
DI	POLYLINE		93.74	112.11	1	93.74
E	6.50	16.85	109.53	131.00	48	5,257.41
E1	6.50	14.55	94.58	113.07	70	6,620.60
E2	6.50	14.50	94.25	112.72	10	942.50
E3	POLYLINE		110.34	131.97	1	110.34
F	6.50	17.57	114.21	136.61	5	571.05
F1	7.23	18.50	133.76	159.98	3	401.28
F2	POLYLINE		131.51	157.29	1	131.51
F3	POLYLINE		135.47	162.03	1	135.47
G	6.50	23.00	149.50	178.80	154	23,021.00
G1	6.12	22.00	140.76	168.35	6	844.55
G2	10.00	14.55	145.50	174.02	1	145.50
Grand Total					304	38,482.88

AMENITIES PROVIDED						
CATEGORY	WIDTH (M)	DEPTH (M)	AREA IN SQMT	AREA IN SQYARDS	NOS. OF PLOT	TOTAL AREA IN SQMT.
BOOTHES	5.00	5.50	27.50	32.89	2	55.00
Grand Total					2	55.00

ORGANISED OPEN SPACE (OOS)	
PARCEL NO.	AREA IN ACRES
OOS-1	0.86
OOS-2	0.05
OOS-3	0.07
OOS-4	0.03
OOS-5	0.20
OOS-6	0.25
OOS-7	0.02
TOTAL AREA	1.48

LEGEND:-

-  ADDITIONAL AREA SHOWN THUS
7.500 ACRES
-  PLOTS FROZEN UNDER HT LINE
SHOWN THUS

NOTE:-

ENTIRE PLANNING HAS BEEN CHANGED

To be read with Licence No. 152 of 2022 Dated 29/9/2022

That this Layout plan for an additional area measuring 7.50 acres in Residential Affordable Plotted Colony (under DDJAY-2016) measuring 12.20 acres (Licence No. 13 of 2022 dated 24.02.2022), total area 19.70 acres, (Drawing No. 295597) Dated 29-9-22 comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Doen Dayal Jan Awas Yojna) being developed by Vatika Ltd., Sector-88-B, Gurugram 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 65% 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 Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. 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.
5. That the revenue raster falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. 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 the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced area 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licenced area.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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(a)(iii) of the Act No.8 of 1975.
13. The odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7.5m of the standard frontage when demarcated.
14. That you shall have no objection to the regularization of the boundaries of the licence through grant and take with the land that HSPV 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.01.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/10/2019/2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.
19. That the plots falling under DTC of HT Lines of 400 KV, 220 KV and 66 KV HT shall be freezing and the colonizer/owner shall not create any third party rights on the freed plots till the freezing/r-e-routings of 400KV, 220 KV and 66 KV HT Lines from the site.

(NARENDER KUMAR) DTP(HQ) (HITESH SHARMA) STP(M)HQ (P.P. SINGH) LP(HR) (T.L. SATYAPRAKASH, IAS) DGTCP(HR)

(RAJAT CHAUHAN) ATP(HQ) (DINESH KUMAR) PA(HQ)

Chief Engineer,
(Infra-II), GMDA
Gurugram

M/s VATIKA LIMITED						
BEE DRAWINGS IS THE PROPERTY OF VATIKA GROUP AND NOT TO BE COPIED OR USED WITHOUT THEIR WRITTEN PERMISSION						
AREA CALCULATION						
	DESCRIPTION	ACRES			SQM	
A1	ALREADY LICENSED AREA (Licence No. 13 of 2022) Dated: 24.02.2022	12.200			4937.1.643	
A2	ADDITIONAL AREA APPLIED	7.500			30351.4.220	
A3	TOTAL SITE AREA	19.700			79723.663	
B1	AREA UNDER SECTOR DIVIDING ROAD	1.044			4224.938	
B2	AREA UNDER 30 mtr. WIDE GREEN BELT (Including 12 mtr. Wide service road)	1.638			6632.797	
B3	BALANCE AREA OF THE SCHEME (A3-B1-B2)	17.017			68885.349	
B4	SOB OF THE AREA UNDER SECTOR ROAD & GREEN BELT (B1 + B2) / 2	1.3415			5438.857	
C	NET PLANNED AREA (A3-B4)	18.3585			74294.206	
	DESCRIPTION	PERMISSIBLE	ACHIEVED			
		Acres	%	SQM	Acres	%
D	COMMON FACILITIES (@10% SITE AREA TO BE HANDLED OVER TO GOVT.)	1.97	10.00	7972.38	1.97	10.00
E	UNOCCUPIED OPEN SPACE (@7.5% SITE AREA)	1.48	7.50	5982.12	1.48	7.50
F1	COMMERCIAL AREA @4% NPA	0.73	4.00	2664.00	0.66	3.59
F2	PLOTTED AREA @65% NPA	11.20	61.00	38482.88	9.51	51.80
F3	PLOTTED AREA @ 65%(PLOTS+COMMERCIAL)	11.93	65.00	41146.88	10.17	55.36
	DESCRIPTION	PERMISSIBLE	ACHIEVED			
		ACRES	%	SQM	ACRES	%
	MAXIMUM AREA OF PLOT	150.00		149.50		
		POPULATION	PLOTS		POPULATION	PLOTS
G1	@MINIMUM 240 PPA DENSITY	4406.04	244.78			
G2	@MAXIMUM 400 PPA DENSITY	7343.40	407.97		5472	304
H	PLOTTED POPULATION ACHIEVED @ 188 PPA PLOT	3061.00	X 18	=		
I	POPULATION PER ACRE	5472	118.3585	=	296.06	PPA

LEGEND	
	10% TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
	COMMERCIAL AREA
	ORGANISED OPEN SPACE (OOS)

REVISED LAYOUT OF
PLOTTED COLONY UNDER
DEEN DAYAL JAN AWAS YOJNA (DDJAY)
LAND MEASURING 19.700 ACRES
AT SECTOR -88 B, GURUGRAM, HARYANA

DEVELOPED BY :

VATIKA LIMITED
UNIT NO. A-002, INXT CITY CENTRE
GROUND FLOOR, BLOCK - A, SECTOR-83
VATIKA INDIA NEXT, GURUGRAM 122012

-	-	-
Sr.NO.	DATE	REVISION
FOR VATIKA LIMITED <i>[Signature]</i> Authorised Signatory <u>AUTH'S SIGN.</u>		<i>[Signature]</i> Rangan Mukherjee CA/2003/31471 ARCHITECT'S SIGN.
DRAWN BY PK	CKD. BY GM	APPROVED BY AM
DATE: 10 February, 2022	SCALE : 1 : 1000	DRG. NO. DDJAY-E1/LAY/R0

ROAD LAYOUT PLAN

