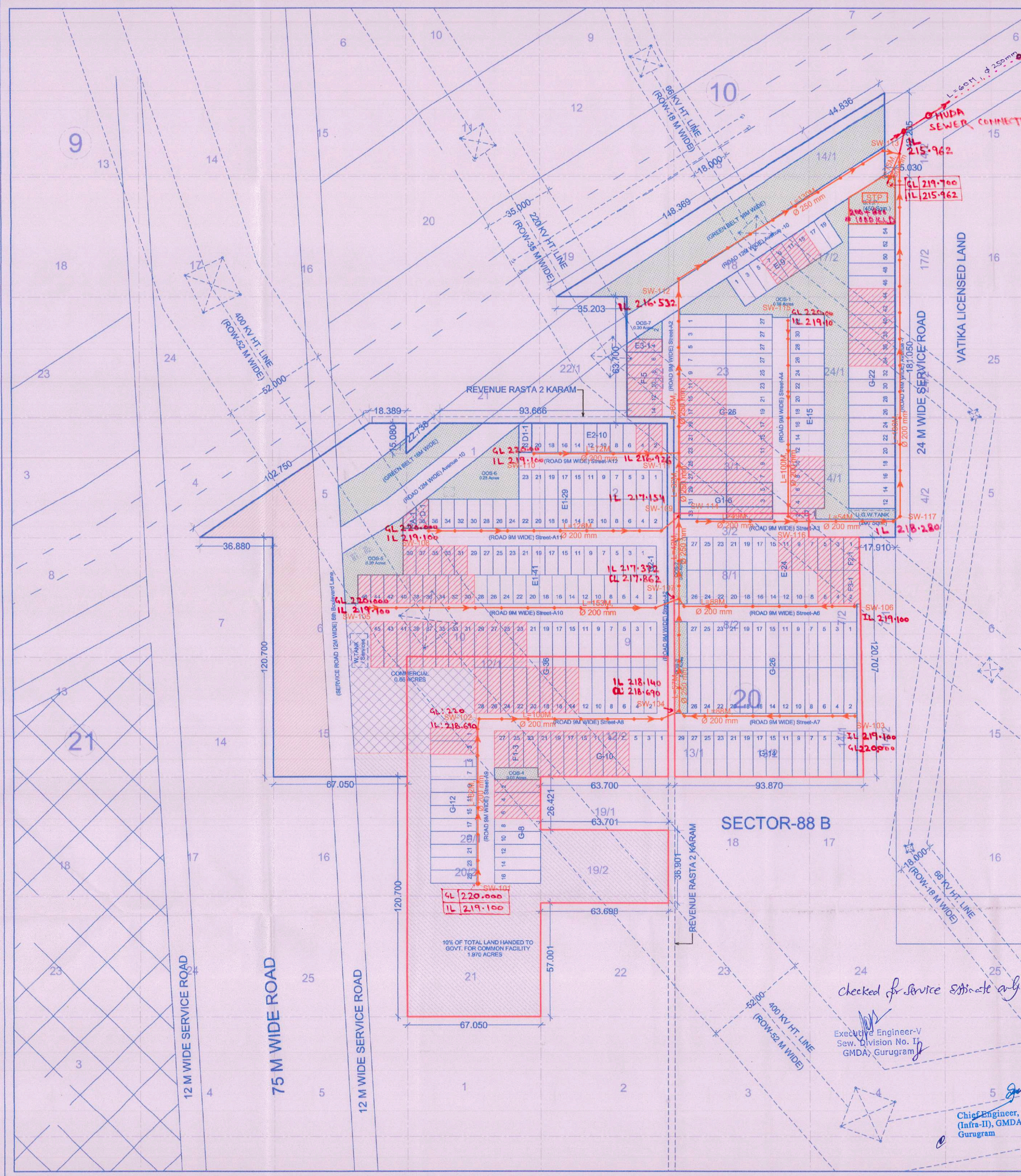




To be read with Licence No. 152 of 2022 Dated 29/9/2022

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. 24547 Dated 29-9-22) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen 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 rasta 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 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, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
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(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that 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.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.
19. That the plots falling under ROW of HT Lines of 400 KV, 220 KV and 66 KV HT shall be freed and the colonizer/owner shall not create any third party rights on the freed plots till the shifting/re-routing of 400KV, 220 KV and 66 KV HT Lines from the site.

Checked for service estimate only
Executive Engineer-V
Sew. Division No. II
GMDA, Gurugram
Chief Engineer,
(Infra-II), GMDA
Gurugram

TOTAL PLOT AREA DETAIL						
CATEGORY	WIDTH (M)	DEPTH (M)	AREA IN SQMT	AREA IN SQYARDS	NOS. OF PLOT	TOTAL AREA IN SQMT.
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
D1	POLYLINE		93.74	112.11	1	93.74
E	6.50	16.85	109.53	131.00	48	5,257.44
E1	6.50	14.55	94.58	113.12	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	136.60	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	23,023.00
G1	6.12	23.00	140.76	168.35	6	848.56
G2	10.00	14.55	145.50	174.02	1	145.50
Grand Total					304	38,482.83

AMENITIES PROVIDED						
CATEGORY	WIDTH (M)	DEPTH (M)	AREA IN SQMT	AREA IN SQYARDS	NOS. OF PLOT	TOTAL AREA IN SQMT.
BOOTH	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:-
[Red Outline] ADDITIONAL AREA SHOWN THUS 7.500 ACRES
[Red Hatched] PLOTS FROZEN UNDER HT LINE SHOWN THUS

NOTE:-
ENTIRE PLANNING HAS BEEN CHANGED

M/s VATIKA LIMITED			
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AREA CALCULATION			
DESCRIPTION	ACRES	SQM	
ALREADY LICENSED AREA (Licence No. 13 of 2022) Dated 24.02.2022	12.200	49371.643	
ADDITIONAL AREA APPLIED	7.500	30351.420	
TOTAL SITE AREA	19.700	79723.063	
AREA UNDER SECTOR DIVIDING ROAD	1.044	4224.918	
AREA UNDER 30 mtr. WIDE GREEN BELT (Including 12 mtr. Wide service road)	1.639	6632.797	
BALANCE AREA OF THE SCHEME (A3-B1+B2)	17.017	68865.349	
50% OF THE AREA UNDER SECTOR ROAD & GREEN BELT (B1+B2) (2)	1.3415	5428.867	
NET PLANNED AREA (A3-B4)	18.3585	74294.206	
DESCRIPTION	PERMISSIBLE	ACHIEVED	
	Acres	%	SQM
COMMON FACILITIES @10% SITE AREA (TO BE HANDS OVER TO GOVT.)	1.97	10.00	7972.38
ORGANISED OPEN SPACE @7.5% SITE AREA	1.48	7.50	5982.12
COMMERCIAL AREA @5% NPA	0.73	4.00	2664.00
PLOTTED AREA @5% NPA	11.20	61.00	38482.88
SALABLE AREA @65% (PLOTS+COMMERCIAL)	11.93	65.00	41146.88
Grand Total	150.00		149.50
MAXIMUM AREA OF PLOT	2		55.00
	POPULATION	PLOTS	POPULATION
G1 @MINIMUM 240 PPA DENSITY	4406.04	244.78	
G2 @MAXIMUM 400 PPA DENSITY	7343.40	407.97	
PLOTTED POPULATION ACHIEVED @ 38 PER PLOT	304.00	X 38	= 5472
I POPULATION PER ACRE	5472 / 18.3585	=	298.06 PPA

LEGEND	
[Red Outline]	10% TOTAL LAND HANDED TO GOVT. FOR COMMON FACILITIES
[Red Hatched]	COMMERCIAL AREA
[Green Outline]	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 Authorised Signatory		ARCHITECT'S SIGN. ARCHITECT
AUTH'S SIGN. DRAWN BY PK	CKD. BY GM	APPROVED BY AM
DATED: 10 February, 2022	SCALE: 1 : 1000	DRG. NO. DDJAY-E1/LAY/R0
SEWER LAYOUT PLAN		