

WATER

M/S VATIKA LIMITED

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AREA OF LICENSE-1	(A) = 88.79375 ACRE
LICENSE NO.94 OF 2013 DATED 31.10.2013	(B) = 9.80625 ACRE
AREA OF LICENSE-2	(C) = 98.60 ACRE
(LICENSE NO.11 OF 2015 DATED 01.10.2015)	(D) = 22.4125 ACRE
PROVISIONAL APPROVED AREA (A+B)	(E) = 121.0125 ACRE
ADDITIONAL AREA FOR LICENSE	
TOTAL AREA OF THE SCHEME (C+D)	
AREA UNDER 60 M & 75 M SECTOR ROAD	= 3.62 ACRE
50 % OF THE AREA SECTOR ROADS (F)	= 1.81 ACRE
AREA UNDER UNDETERMINED USE (G)	= 3.64 ACRE
TOTAL NET PLANNED AREA (H - F+G)	= 115.5625 ACRE

ACHIEVED AREAS	Percentage
AREA UNDER COMMERCIAL	= 2.48 acre (2.14%)
AREA UNDER PLOTS	= 60.10 acre (52.00%)
TOTAL SALEABLE AREA	= 62.58 acre (54.14%)

GREEN AREA	AREA (acres)	Percentage
AREA UNDER ORGANIZED GREEN	7.20	6.23%
INCIDENTAL GREEN	1.84	1.59%
GREEN REQUIRED @2.5 SQ.MTS./PERSON	8.58	7.42%
GREEN PROVIDED	9.04	7.82%

POPULATION	PERSONS PER ACRE
PERMISSIBLE PLOTTED POPULATION @ 120 PPA DENSITY	120 X 115.5625 = 13867.50
ACHIEVED POPULATION CALCULATION	

SR.NO.	TYPE OF PLOT	NOS.	PERSON/PLOT	TOTAL
1	PLOTS (GEN + NPNL)	882	13.5	11907.00
2	EWS PLOTS	221	9	1989.00
				TOTAL POPULATION 13896.00

SR.NO.	TYPE OF PLOT	REQUIRED	PROVIDED	ACHIEVED
1	EWS PLOTS	221	221	20.03%
2	NPNL PLOTS	276	276	25.02%
3	GENERAL PLOTS	606	606	54.95%
				TOTAL 1103

POPULATION	NET PLANNED AREA	PERSONS PER ACS.	PERSONS PER HAC.
13867.50	115.5625	120.00	276.40

SR.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	1	1
2	NURSERY SCHOOL	2	4
3	DISPENSARY	1	1
4	HIGH SCHOOL	1	1
5	RELIGIOUS SITE	1	1
6	CLUB	1	1
7	CRECHE	1	1
8	ST/TAXI STAND	1	1
10	BOOTH	12	12

SR.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	CLINIC 250 Sq.m each	4	4
2	ATM 12 Sq.m each	4	4
3	BEAUTY PARLOUR 12 Sq.m each	4	4

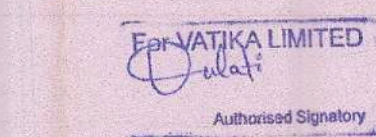
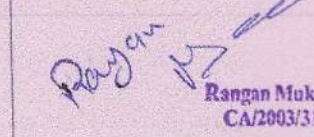
DEVELOPED BY:

M/S VATIKA LIMITED,
UNIT NO. A-002, INXT CITY CENTRE
4TH FLOOR, BLOCK - A, SECTOR-83
VATIKA INDIA NEXT, GURUGRAM 122012

PROJECT : REVISED LAYOUT PLAN OF
RESIDENTIAL COLONY
"VATIKA INDIA NEXT 2" ON
LAND MEASURING 121.0125 ACRES
ACRES IN SECTOR'S 88A , 88B
VILLAGE HARSARU,
GURGAON, HARYANA

AREA REVISED IN LAYOUT	ACRES	ACRES
1. R1 =	8.044 ACRES	8. R8 = 2.194 ACRES
2. R2 =	0.062 ACRES	9. R9 = 1.997 ACRES
3. R3 =	0.222 ACRES	10. R10 = 0.196 ACRES
4. R4 =	0.063 ACRES	11. R11 = 1.832 ACRES
5. R5 =	0.313 ACRES	12. R12 = 0.240 ACRES
6. R6 =	0.284 ACRES	13. R13 = 0.331 ACRES
7. R7 =	4.898 ACRES	14. R14 = 0.331 ACRES
		TOTAL AREA = 21.007 ACRES

SR.NO.	DATE	REVISION


 AUTH'S SIGN: 
 ARCHITECT'S SIGN:

DRAWN: J.K. CKD BY: G.M. APPROVED BY: G.M.
 DATED: JAN. 2022 SCALE: 1 : 2000 DRG. NO: XPC/LAY/R5/121

REVISED LAYOUT WATER PLAN

PLOTS BREAK UP

S.NO.	PLOT CATEGORY	PLOT SIZE (METERS)	PLOT AREA (SQM)	NOS OF PLOTS	TOTAL AREA (SQM)
1	A	5.00 X 10.00	50.00	221	11050.00
2	B	8.37 X 18.00	150.57	69	10389.33
3	B1	9.60 X 22.00	211.20	101	21331.20
4	B2	8.20 X 18.40	150.88	21	3168.48
5	B3	8.56 X 17.60	150.66	22	3314.43
6	B4	9.53 X 20.00	190.58	42	8004.28
7	B5	10.00 X 16.58	165.84	7	1160.85
8	B6	9.53 X 18.18	173.19	3	519.56
9	C	11.20 X 22.50	252.00	53	13356.00
10	C1	10.30 X 26.00	267.80	58	15532.40
11	C2	9.60 X 23.40	224.64	12	2695.68
12	C3	9.35 X 23.40	218.79	12	2625.48
13	D1	10.45 X 27.95	292.08	20	5841.55
14	D2	9.60 X 20.25	194.40	8	1555.20
15	D3	POLYGON		13	2064.11
16	D4	8.36 X 15.10	126.24	24	3029.78
17	D5	13.46 X 28.93	389.25	2	778.51
18	E	11.58 X 28.93	335.01	62	20770.58
19	E1	12.00 X 32.70	392.40	7	2746.80
20	E2	10.45 X 29.05	303.57	5	1517.86
21	E3	9.45 X 23.81	225.00	185	41625.83
22	E4	12.00 X 27.92	335.04	10	3350.40
24	E6	9.45 X 22.16	209.42	13	2722.41
25	E9	9.45 X 23.45	221.59	19	4210.30
26	E10	9.45 X 24.90	235.31	15	3529.60
27	F	15.68 X 35.90	563.00	8	4503.99
28	F1	11.70 X 27.70	324.09	4	1296.36
29	F2	11.27 X 18.00	202.86	8	1622.88
30	F3	13.20 X 23.81	314.29	2	628.58
31	G	15.00 X 33.70	505.50	10	5055.00
32	G1	15.00 X 32.70	490.50	6	2943.00
33	G2	15.00 X 29.05	435.75	15	6536.25
34	G3	16.86 X 34.96	589.25	10	5892.51
35	G4	12.50 X 32.55	406.88	7	2848.13
36	H	18.30 X 36.60	669.78	13	8707.14
37	H1	23.29 X 36.35	846.51	4	3386.03
38	K	20.00 X 42.00	840.00	12	10080.00
TOTAL					240390.48
NURSING HOME					2,821.45
GRAND TOTAL					243,211.93
					60.10

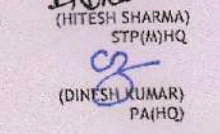
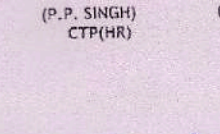
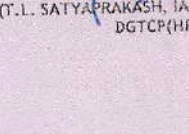
License No & Date	Total Licensed Area (In Acres)	De-Licensed Area (In Acres)	Migrated Area (In Acres)	Balance Area (In Acres)
License No 94 of 2013 dated 31.10.2013 (Granted for 100.875 acres)	100.41875 (After Excluding of 0.45625 acres wrongly included in License)	4.95 (Applied for de-licensed for which in principle approval stage granted)	6.875 into DDIAI (License No. 9 of 2022 dated 31.01.2022)	88.79375
License No 11 of 2015 dated 01.10.2015	32.2375	22.43125 (already de-licensed 20.50625 vide orders dated 25.01.2018 (CP/2991) + 1.925 applied for which in principle approval stage granted)	0.00	9.80625
Total	132.65625	27.38125	6.875	98.60

To be read with License No. 254 of 2023 Dated 27/11/2023 LC-2781-C

This is a revised layout plan for an additional area measuring 22.4125 acres in the Residential Plotted Colony measuring 98.60 acres (License No. 94 of 2013 dated 31.10.2013 and License No. 11 of 2015 dated 01.10.2015) thereby making total site area 121.0125 acres in Sector-88A & B, Gurugram being developed by Vatika Ltd. is hereby approved subject to the following conditions:

- That the 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 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plot for calculation of the area under plots.
- That the construction shall be in accordance with the provisions of the Haryana Building Code-2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- 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 IS 8085.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCP for the modification of layout plan of the colony.
- That the colonizer shall provide the directions of the DGTCP, 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 arrangement of the planning proposals of the adjoining areas.
- That no property shall derive access directly from the carriage way of 30 meters or more wide sector road if applicable.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts within the licensed area shall be developed by the Haryana Urban Development Authority/Colonizer in accordance with the provisions of the Haryana Urban Development Authority/Colonizer in accordance with the provisions of the agreements of the land.
- At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 12 meters wide road would mean a minimum clear width of 12 meters between the plots.
- Any excess area not used above the permissible area under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provision of the Rule-49 of the Rules, 1960. This condition shall be incorporated in the allotment letters being issued by the colonizer to the allottees and the same shall be incorporated in the agreement to be executed by the colonizer and the allottees.
- The colonizer shall also incorporate in the agreement to be executed by the colonizer and the allottees the following conditions:
 - The portion of the sector/development plan roads green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the basis of section 3(3)(a) of the Act No. 17 of 1974.
 - That the odd size plots (except EWS plots which are approved at standard dimensions) are being reserved subject to the conditions that such plots shall not have a frontage of less than 70% of the standard frontage when demarcated and area of the plots shall be increased 2 times.
 - That you will have no objection to the regularization of the boundaries of the licensed development and services. The location of the HUDA Colony site to acquire in the interest of planned development and regularization of services. The location of the colonizer shall remain the same as per the provisions of the notification No. S.O. 1531 (E) Dated 14.02.2000 issued by Ministry of Environment and Forest, Government of India in form starting the construction/development of the colony.
 - That the rain water harvesting system shall be provided as per Ground Water Authority norms/Haryana Govt. modification applicable.
 - That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational when applicable during monsoon for an occupant of the flat.
 - That the colonizer/owner shall use only Compact Fluorescent Lamp (CFL) for internal lighting as well as Compact Fluorescent Lamp (CFL) for external lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22-2020/2020 (Energy) dated 21.10.2016 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 1962/2016 for dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

DRG. NO.- DATE- 1826 DATED- 8-11-23

 (NARINDER KUMAR) STPUNJ
 (P. P. SINGH) STPUNJ
 (S. SATYAKANTH) STPUNJ

LEGEND:-

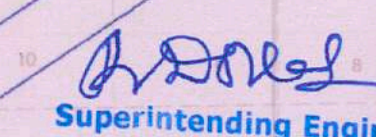
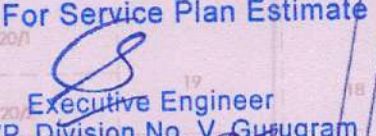
AREA OF LICENSE LAND	= 98.60 ACRES
ADDITIONAL LICENSE AREA	= 22.4125 ACRES
AREA REVISED IN LAYOUT (19.94 ACRES)	= 121.0125 ACRES

COMMUNITY FACILITIES

COMMERCIAL	
UNDETERMINED USE (RD)	
GREEN AREA/PARK	

H.T. LINE

NPL (274 NOS) 75, 92, 80, 85, 84, C3, D2, D3	
CABLES & FITTINGS PLOTS	
EWS (221 NOS) 'A' CATEGORY PLOTS	
PLOTS FROZEN UNDER H/T LINE	


 Superintending Engineer,
 HSPV, Circle-I, Gurugram.
 Only For Service Plan Estimate

 Executive Engineer,
 HSPV, Division No. V, Gurugram

