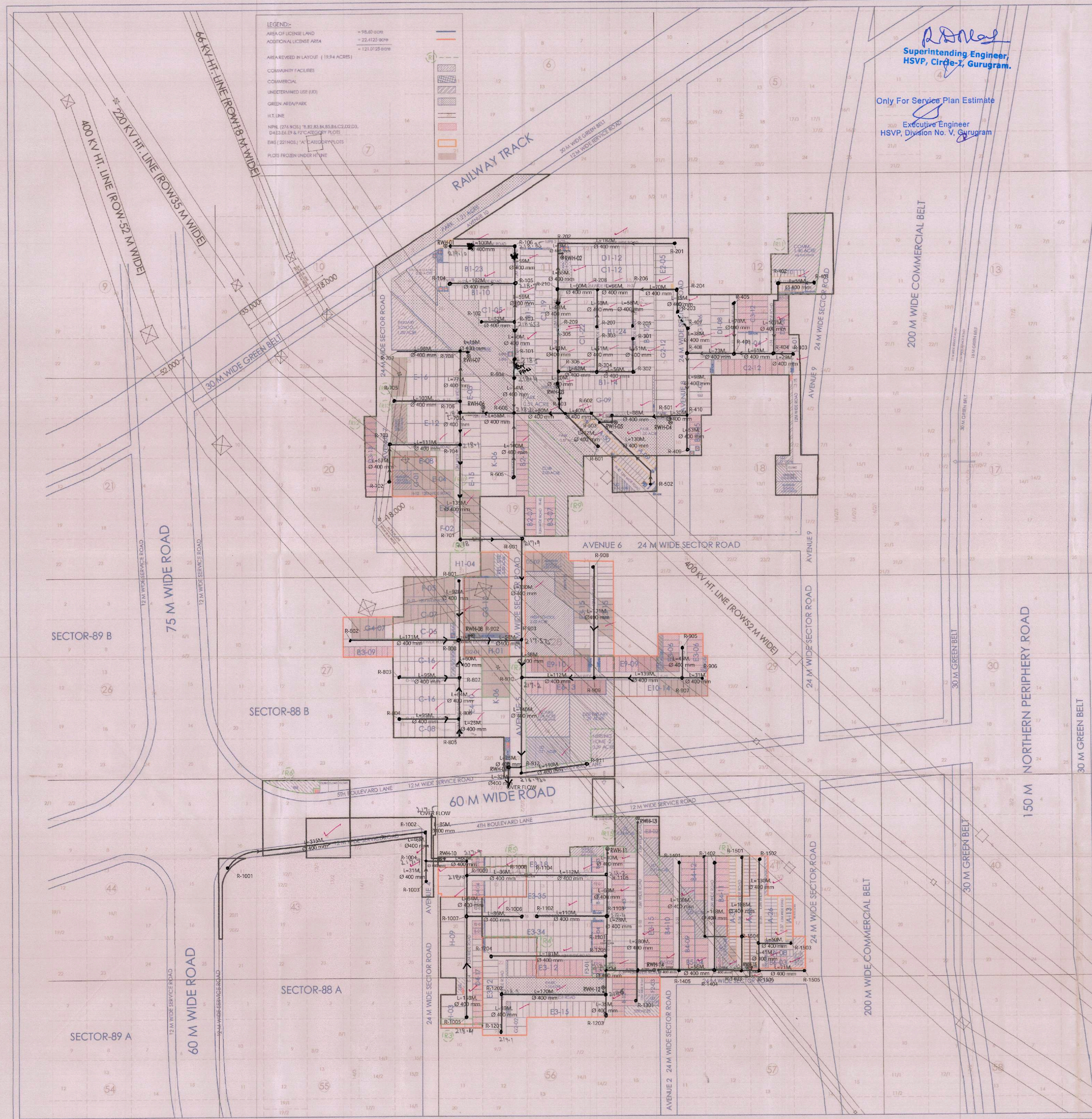


STORM



Only For Service Plan Estimate

Executive Engineer
HSVP, Division No. V, Gurugram

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	1103	240,390.49
	NURSING HOME	2	2,821.45
	GRAND TOTAL		243,211.93
	IN ACRES		60.10

AREA CALCULATION				
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)	6.675 into DOJAY (License No. 9 of 2022 dated 31.01.2022)	88.79375
License No 11 of 2015 dated 01.10.2015	32.2375	22.49125 (already de-licensed 20.50625 vide orders dated 25.01.2018 (CP/2991) + 1.925 applied for de-licensed for which in principle approval stage granted	0.00	9.806025
Total	132.65625	27.38125	6.675	98.60

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

That this layout plan for an additional area measuring 22.1125 acres in the Residential Plotted Colony measuring 98.60 acres (Licence No. 94 of 2015 dated 31.10.2013 and Licence No. 11 of 2015 dated 01.10.2015) thereby making total site area 121.0125 acres in Sector-88-A & B, Gurugram being developed by Valika Ltd. is hereby approved subject to the following conditions:

1. That the layout plan shall not lead in conjunction with the clauses appended on the agreement executed under Order 11 and the bye-law alignment.
2. That the plotted area of the colony shall not exceed 50% of the stipulated main road of the colony. The entire area reserved for the proposed colony shall be taken as plotted for calculation of the area under plots.
3. That the demarcation process may be taken up after the completion and can proceed only after survey maps are made and approved by the Deputy Commissioner, Government of Karnataka, Bangalore and the Surveyor General for the Hydrabad Building Code-2017 and the Zoning Plan approved by the Director - General, Town & Country Planning, Hyderabad.
4. That the high-level line existing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained at least 6m or less 8M north.
5. That for proper planning and integration of services in the area adjacent to the colony, the collector shall advise by the directions of the DCTO for the modification of the layout plan.
6. That the expense incurred by the collector for the work of the collector to be kept free from all charges/movement as shown in the layout plan.
7. That the collector shall take advice by the direction of the DGTCA, Hyderabad and accordingly shall make necessary changes in the layout plan for making any adjustments in the peripheral roads, internal road network, internal road width etc.
8. That no proprietary claim shall derive access directly from the cartage way of 30 metres or more wide sector road if applicable.
9. That the streets provided in the layout plan within the licensed areas of the colony shall be developed by the collector. All other green belts outside the licensed area will be developed by the Hyderabad Urban Development Corporation Limited (HUDA) under the terms and conditions of the agreements of the license.
10. That the percentage of the development works like PAVEMENTS, ROAD AND AREA UNDER INFRASTRUCTURE are reduced, the same will be provided by the collector in the licensed area.
11. 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
12. These set back zone above the permissible 4.5m (under commercial use) shall be deemed to be open spaces.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 10(1)(ii) of the HUDA Rules, 2005. This condition which has no relation with the size of the plot shall be applied to the plot by the collector to the plot boundaries. The population shall also be incorporated in the agreement to be executed by the collector with the plot boundaries.
14. The provision of the redevelopment plans made from/built as provided in the Development Plans II applicable, which form part of the licensed area shall be transferred free of cost to the government on this line section 33(3)(c)(iii) of the Act No.6 of 1976.
15. That the sold lots (control) PWS 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 frontages when demarcated and area of no plots shall exceed 7 Kowals.
16. That there will have no restriction on the re-orientation of the boundaries of the licensed zones given and take with the land and the HUDA is finally able to complete in the interest of planned development and integration of services. Its decision for the competitor activity shall be binding on the collector.
17. That the collector shall give the approval/RDC as per the provisions of the Notification No. SO. 15343 (3) dated 14.05.2006 issued by Ministry of Environment, Forest and Government, of India before starting the construction/development of environment work 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 the water supply system shall be as per norms specified by HARANA and shall be made conforming to the applicable norms applying for an occupation certificate.
20. That the collector/water utility shall use Capital Investment Fund, Rs.10 crores for internal lighting as well as Campus lighting.
21. That the contractor shall provide solar street lighting and Solar Photovoltaic Power Plant, as per the provisions of order No.22/22/2015 Shriwar dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
22. That the collector/water utility shall carry survey work with the directors' orders of the Haryana Govt. No.20/2015 dated 21.03.2016 issued by Haryana Government Renewable Energy Department for completion of the Energy Conservation Building Codes.

M/s VATIKA LIMITED	
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AREA CALCULATION	
AREA OF LICENSE-1 (LICENSE NO.94 OF 2013 DATED 31.10.2013)	(A) = 88.79375 ACRE
AREA OF LICENSE-2 (LICENSE NO.111 OF 2015 DATED 01.10.2015)	(B) = 9.80625 ACRE
ADDITIONAL APPROVED AREA (A+B)	(C) = 98.60 ACRE
PROVISIONAL AREA FOR LICENSE	(D) = 22.4125 ACRE
TOTAL AREA OF THE SCHEME (C+D)	(E) = 121.0125 ACRE
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	
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%

PERMISSIBLE PLOTTED POPULATION @ 120 PPA DENSITY
 $= 120 \times 115.5625 = 13867.50$

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

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

DENSITY PLOTTED			
POPULATION	NET PLANNED AREA	PERSONS PER ACS.	PERSONS PER HAC.
13867.50	115.5625	120.00	296.40

AMENITIES

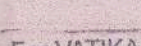
SR. NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	1	1
2	NURSERY SCHOOL	2	4
3	DISPENSARY	1	1
4	HIGH SCHOOL	1	1
5	RELIGIOUS SITE	1	1
6	CLUB	1	1
7	ECHRE	1	1
8	STP/TAXI STAND	1	1
10	BOOTH	12	12

SR.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	CLINIC 250 Sqm each	4	4
2	ATM 12 Sqm each	4	4
3	BEAUTY PARLOUR 12 Sqm 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			
1. R1 =	8.044 ACRES	8. R8 =	2.194 ACRES
2. R2 =	0.062 ACRE	9. R9 =	1.997 ACRES
3. R3 =	0.222 ACRE	10. R10 =	1.166 ACRE
4. R4 =	0.063 ACRE	11. R11 =	0.832 ACRES
5. R5 =	0.313 ACRE	12. R12 =	0.240 ACRE
6. R6 =	0.284 ACRE	13. R13 =	0.331 ACRE
7. R7 =	4.898 ACRES	14. R14 =	0.331 ACRE
		TOTAL AREA =	21.007 ACRES

SR.NO.		DATE		REVISION	
 FORVATKA LIMITED Authorized Signatory		 Rangan Mukherjee CA/2903/34471			
AUTH'S SIGN.		ARCHITECT'S SIGN.			
DRAWN J.K.		CKD BY G.M		APPROVED BY G.M	
DATED: 2000		SCALE: 1:1000		DRG. NO. YBC/41 AX/DE/12	

REVISED LAYOUT STORM PLAN

