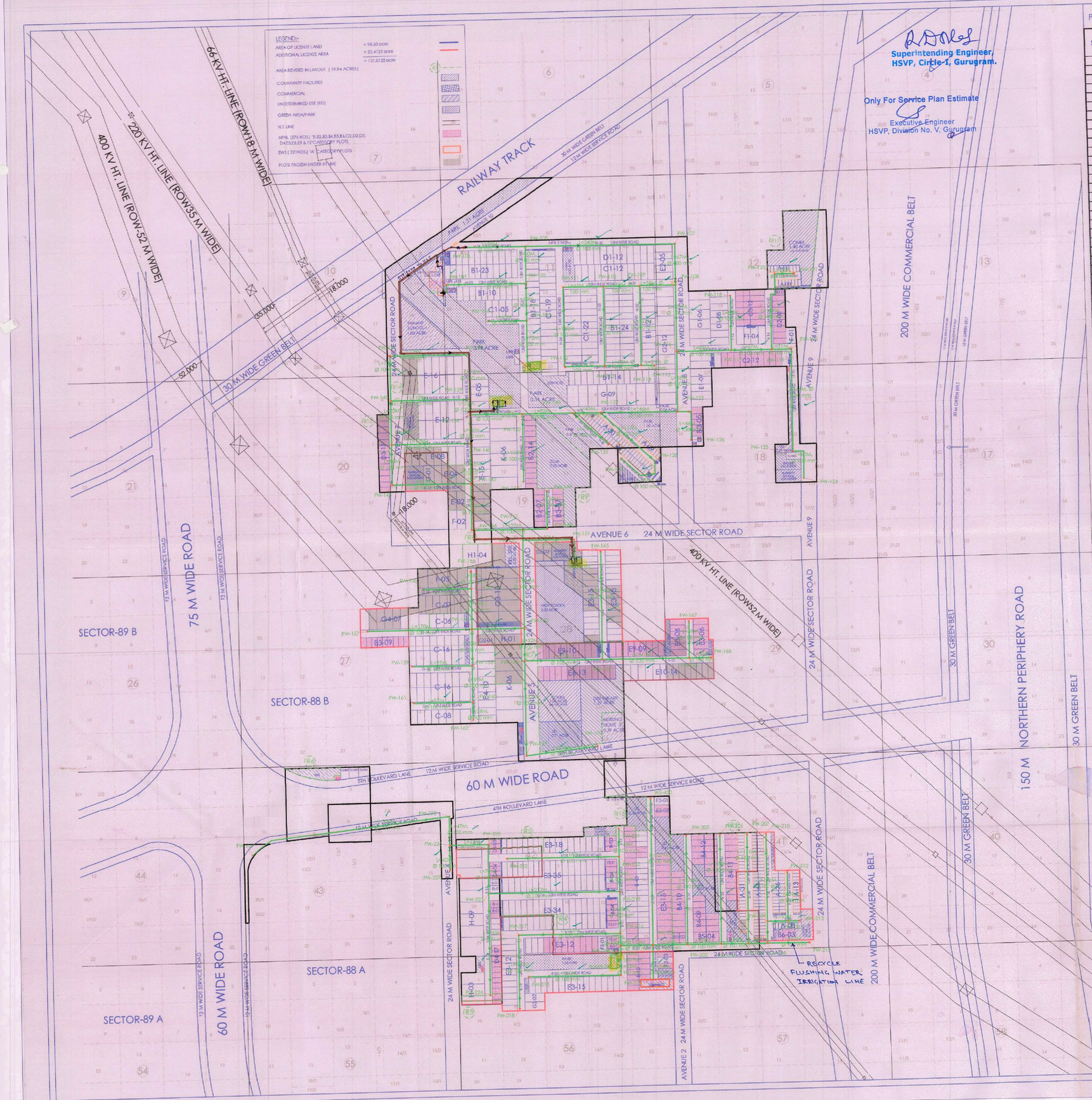
STP RECYCLED WATER LINE



Superintending Engineer,
HSVP, Circle-1, Gurugram.

Only For Service Plan Estimate

Executive Engineer
HSVP, Division No. V, Gurugram

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	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 DDJAY (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 de licensed for which in princple 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 **22.4125 acres** in the Residential Plotted Colony measuring **98.60 acres (licence No. 94 of 2013 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 **Vatika Ltd.** 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 55% 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 the residential and commercial sites 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 General, Town & Country Planning, Haryana.
4. 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 PSI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DG,TCP for the modification of layout plans of the colony.
6. That the riverside nala falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DG,TCP, 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.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. 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 as the directions of the Director General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
10. 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 licenced 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. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rule, 1965. This condition shall only be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The undertaking shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
14. 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.
15. That the odd size plots (except EWS 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 frontage when demarcated and area of no plots shall exceed 2 kanals.
16. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is freely able to dispose in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. 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.
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 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.
20. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
21. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of notification No 22/52/2011 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
22. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. LW/C/2016-5JF dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

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

(PRAMOD KENWAL) ATP(HQ) | (DINESH KUMAR) PA(HQ)

DRG. NO:- DGTCP 9826 DATED:- 8-11-23

M/s VATIKA LIMITED

THIS DRAWING IS THE PROPERTY OF VATIKA GROUP AND NOT TO BE COPIED OR USED WITHOUT THEIR WRITTEN PERMISSION

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.11 OF 2015 DATED 01.10.2015)	(B) = 9.80625 ACRE
PROVISIONAL APPROVED AREA (A+B)	(C) = 98.60 ACRE
ADDITIONAL 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%

POPULATION

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

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 PLANNEDAREA	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	CRECHE	1	1
8	STP/TAXI STAND	1	1
10	BOOTH	12	12

FOLLOWING AS PART OF LSC/RETAIL

SR.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	CLINIC 250 Sq.m each	4	4
2	A.T.M 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

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 =	0.196 ACRE
4. R4 =	0.063 ACRE	11. R11 =	1.832 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

For VATIKA LIMITED
Authorised Signatory
AUTH'S SIGN.

Rangan Mukherjee
CA/2003/31471
ARCHITECT'S SIGN.

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

REVISED LAYOUT RECYCLEPLAN