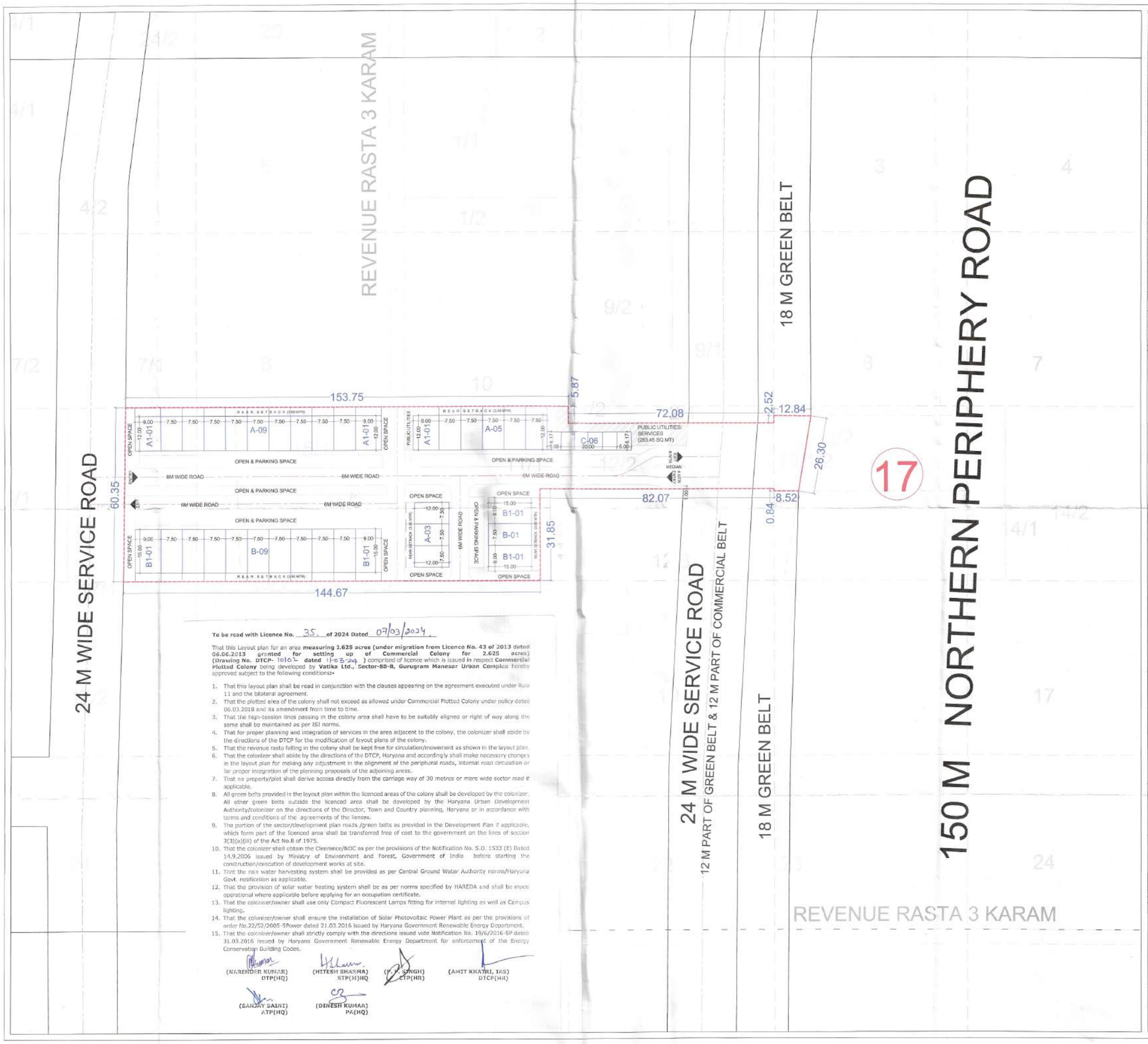

To be read with Licence No. 35 **of 2024 Dated** 07/03/2024

That this Layout plan for an area **measuring 2.625 acres (under migration from Licence No. 43 of 2013** dated **06.06.2013 granted for setting up of Commercial Colony for 2.625 acres) (Drawing No. DTCP-** 10107 **dated** 1-05-24 **)** comprised of licence which is issued in respect **Commercial Plotted Colony** being developed by **Vatika Ltd., Sector-88-B, Gurugram Manesar Urban Complex** 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
3. 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 ISI norms.
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 more wide 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 lences.
9. 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.
10. 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.
11. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
12. 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.
13. That the coloniser/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
14. 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.
15. 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.

(NARENDER KUMAR) DTP(HQ)	(HITESH SHARMA) STP(M)HQ	(K.P. SINGH) CTP(HR)	(AMIT KHATRI, IAS) DTCP(HR)
(SANJAY SAINI) ATP(HQ)	(DINESH KUMAR) PA(HQ)		

M/s VATIKA LIMITED

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AREA CHART OF TOTAL SCHEME

	Acres	Sqmt
TOTAL SCHEME AREA	2.625	10622.98
PERMISSIBLE FAR @1.5		15934.47
PERMISSIBLE GROUND COVERAGE @35%		3718.04
PROPOSED FAR @149.24%		15853.55
PROPOSED GROUND COVERAGE	34.87%	3704.10

AREA DETAILS

PLOT TYPE	NUMBER OF PLOTS	LENGTH (M)	WIDTH (M)			GROUND COVERAGE (SQMT)	FSI (SQMT)
A	17	12.00	7.50			1530.00	6548.40
A1	3	12.00	9.00			324.00	1386.72
B	10	15.00	7.50			1125.00	4815.00
B1	4	15.00	9.00			540.00	2311.20
C	6	6.17	5.00			185.10	792.23
TOTAL	**40**					**3704.10**	**15853.55**
Utility Block (Public Toilet & Amenities) Free Of Far & Ground Coverage							**283.45**
		Grand Total				**3704.10**	**16137.00**
Open Area Including Vehicular Circulation, Parking, Public Amenity & Services		Site Area - Proposed Ground Coverage		(10622.92 - 3704.10)		**6918.82 SQM**	**65.13%**

NOTE

1. ALL DIMENSIONS ARE IN METER
2. SCHEME BOUNDARY SHOWN AS

PROPOSED LAYOUT OF SCO
LAND MEASURING 2.625 ACRES
AT SECTOR -88B,
GURGAON, HARYANA

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

SR.NO.	DATE	REVISION

For VATIKA LIMITED
Authorised Signatory
AUTH'S SIGN.

Ranjan Mukherjee
CA/2008/31471
ARCHITECT'S SIGN.

DRAWN BY: JK	CKD. BY: M.A	APPROVED BY: GM
DATED: 08 MARCH, 2022	SCALE: 1 : 1000	DRG. NO.: SCO/LAY/R0

LAYOUT PLAN