



PLOTS BREAK UP

S.NO.	PLOT CATEGORY	PLOT SIZE METRES	PLOT AREA SQ.M.	NOS. OF PLOTS	TOTAL AREA SQ.M.
1	A	5.00 X 10.00	50.00	292	14600.00
2	B	7.50 X 14.47	108.52	154	16712.08
3	C	8.30 X 18.40	150.86	113	17047.44
4	D	10.50 X 19.05	200.02	223	44604.46
5	D1	9.40 X 22.00	206.80	61	12815.80
6	E	12.00 X 20.82	249.84	239	59711.76
7	F	15.00 X 28.00	420.00	341	143220.00
8	F1	ODD SITE	552.60	1	552.60
9	F2	ODD SITE	348.82	1	348.82
10	F3	ODD SITE	354.94	1	354.94
11	F4	ODD SITE	474.25	1	474.25
12	G	21.00 X 34.87	732.27	6	4393.62
13	H	21.00 X 40.00	840	19	15960.00
TOTAL PLOTS					33551.70
TOTAL AREA					82.92 acre

S.NO.	PLOT CATEGORY	REQUIRED	PROVIDED	% ACHIEVED
1	EWS	292	292	100.00 %
2	MTSL	343	343	100.00 %
3	GENERAL	794	794	100.00 %

M/s. ALASKA CONSTRUCTIONS PVT.LTD.
In Collaboration With
M/s. VATIKA LIMITED

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AREA CALCULATION

AREA ALREADY LICENSED	= 152.304 acre
ADDITIONAL APPLIED AREA	= 22.069 acre
TOTAL AREA OF THE SCHEME (A)	= 174.373 acre
AREA UNDER 45 M & 60 M SECTOR ROAD	= 17.34 acre
50 % OF THE AREA SECTOR ROADS (B)	= 8.67 acre
AREA UNDER UNDETERMINED USE (C)	= 1.40 acre
NET PLANNED AREA (A - B + C)	= 164.303 acre

ACHIEVED AREAS

AREA UNDER COMMERCIAL	= 3.67 acre (2.23 %)
AREA UNDER PLOTS	= 82.92 acre (50.47 %)
TOTAL SALEABLE AREA	= 86.59 acre (52.70 %)

GREEN AREA

AREA (acres)	%
AREA UNDER ORGANIZED GREEN	5.13
INCIDENTAL GREEN	3.76
GREEN REQUIRED @ 2.5 SQ.MTS./PERSON	6.73
GREEN PROVIDED	8.89

POPULATION

PERMISSIBLE PLOTTED POPULATION @ 120 PFA DENSITY
= 120 X 164.303 = 19716.36

ACHIEVED POPULATION CALCULATION

S.R.NO.	TYPE OF PLOT	NOS.	PERSON/LOT	TOTAL
1	GENERAL PLOTS	1199	13.5	16186.50
2	EWS PLOTS	292	9	2628.00
TOTAL POPULATION				18814.50

DENSITY PLOTTED

POPULATION	NET PLANNED AREA	PERSONS PER ACS.	PERSONS PER HAC.
18814.50	164.303	111.22	274.82

AMENITIES

S.R.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	HIGH SCHOOL	1	1
2	PRIMARY SCHOOL	2	2
3	NURSERY SCHOOL	4	4
4	CRèche	1	1
5	DISPENSARY	1	1
6	COMMUNITY CENTRE/CLUB	1	1
7	RELIGIOUS BUILDING	1	1
8	TAXI STAND	1	1

FOLLOWING AS PART OF LSC/RETAIL

S.R.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	CLINIC 250 Sq.m each	2	2
2	A.T.M. 12 Sq.m each	2	2
3	BEAUTY PARLOUR 12 Sq.m each	2	2
4	MULTI PURPOSE BOOTH	2	6
5	MILK & VEG BOOTH	2	10

DEVELOPED BY :
VATIKA LIMITED
7th FLOOR, VATIKA TRIANGLE,
SUSHANT LOK - I, GURGAON

PROJECT :

REVISED LAYOUT PLAN OF RESIDENTIAL COLONY "VATIKA CITY CENTRAL" ON LAND MEASURING 174.373 ACRES IN SECTORS 21, 22, 23 & 25, AMBALA, HARYANA

LEGEND:

- ADDITIONAL APPLIED = 22.069 acre
- ALREADY LICENSED (UPON NO. 24 OF 2007 DATED 07.11.2007) = 152.304 acre
- Stormwater Drain
- COMMUNITY FACILITIES
- COMMERCIAL
- UNDETERMINED USE (UD)
- GREEN AREA/PARK
- H.T. LINE
- DIARY FARMING
- GREEN BUFFER (30 MTR.)
- NPWL (363 NOS.) B.C.D & D1 CATEGORY PLOTS

REVISION

BRNO.	DATE	REVISION
R1	01.07.2014	174.373 ACRE LAYOUT REVISED
R2	07.11.2007	152.304 ACRE LAYOUT APPROVED

For VATIKA LIMITED
(Signature)
Authorized Signatory

ALOK MEHTA
(Architect)
Membership No. CA/98/22931

AUTH'S SIGN.
DRAWN BY: P.K.

ARCHITECT'S SIGN.
APPROVED BY: R.M.

DATE: JULY 2014

SCALE: 1 : 2000

DRG. NO.: VCC/LAY/R1/102

REVISED LAYOUT PLAN

Checked subject to comments in forwarding letter No. 712/18 Dt. 21-04-2017, and notes attached with the estimate

(Signature)
Executive Engineer (H.O.)
for Chief Engineer HUDA
Bachkula

(Signature)
Director General,
Town and Country Planning,
Haryana, Chandigarh

LAND DETAILS TO BE EXCHANGED

DETAILS OF HUDA LAND PROPOSED TO BE GIVEN TO THE COLONIZER = 9.094 Acres

DETAILS OF COLONIZER LAND PROPOSED TO BE GIVEN TO HUDA = 9.094 Acres

Superintending Engineer
DA CHINA, KARNAL

Engineer
HUDA, Division
Ambala

For VATIKA LIMITED
(Signature)
Authorized Signatory