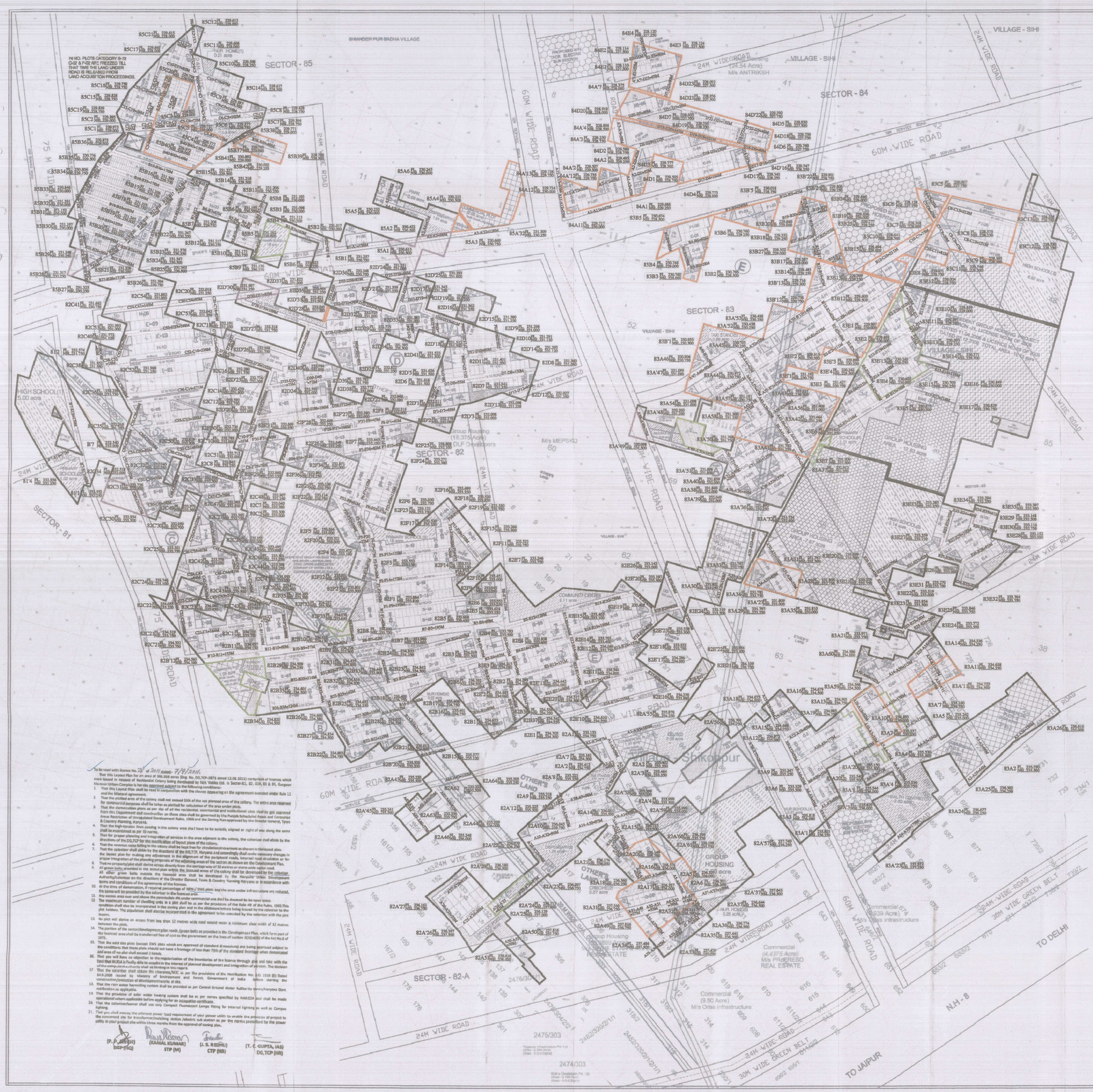
Drawing No.
R-1

M/S Vatika Limited

Road Layout Plan

Note:-
1. All Dimension are in Meters.
2. Dimensions shall not be measured.
3. Any drawing error or divergences be brought to the notice.



TOTAL AREA OF THE SCHEME (182.799+69.781+44.49+97.331)	
AREA UNDER 45m & 55M SECTOR ROAD	= 393.358 acres
30 % OF THE AREA SECTOR ROADS	= 18.79 acres
AREA UNDER GROUP HOUSING	= 36.50 acres
AREA UNDER U.D	= 34.28 acres
NET PLANNED AREA	= 301.718 acres

ACHIEVED AREAS

AREA UNDER COMMERCIAL	= 12.07 acres (4.00 %)
AREA UNDER PLOTS	=185.58 acres (61.50 %)
TOTAL SALEABLE AREA	192.35 acres (61.10%)
AREA UNDER GREENS	= 21.73 acres (6.76 %)

	PERMISSIBLE %	PROVIDED
ORGANIZED GREEN 5%	15.09	15.16
RECREATIONAL GREEN 1%	3.02	6.58

PERMISSIBLE PLOTTED POPULATION @ 86 PPA DENSITY
= (Ha X) / Nbr 300/1.000
ACHIEVED POPULATION CALCULATION
(5.85 X 1) / 1000 X 15.00
45H = 39000.00 = 7200/8HP PLOTTED POPULATION = 39997.5 PERSONS
ACHIEVED PLOTTED POPULATION DENSITY = 39997.5/ 231.749
=89.00 PPA or 339.22 PPH

		REQUIRED	PROVIDED	% ACHIEVED
1	EWS	481	549	22.00 %
2	MIG	601	601	33.50 %
3	GENERAL		1203	52.15 %

	COMMUNITY SITES	REQUIRED	PROVIDED
1	HIGH SCHOOL	3	3
2	PRIMARY SCHOOL	4	4
3	NURSERY SCHOOL	4	4
4	CRECHE	2	3
5	DISPENSARY	2	2
6	COMMUNITY CENTRE/LIB	2	2
7	RELIGIOUS SITES	6	3
8	TEMPLE/GURDWARA	6	3
9	POLICE POST	1	1
10	HEALTH CENTRE	1	1

PROVIDING AS PART OF LEICHTRS.

	REQUIRED	PROVIDED
CLINIC 200 SQ.m each	3	7
A.N.M 12 SQ.m each	3	7
DELIVERY PREGNAN 12 SQ.m each	3	7
MATH PUBRIC NURSE 12.00 x 5.00	3	7
MALE & MID WIVES	7	7

PLOTS BREAK UP

SANC.	PLOT CATEGORIES	PLOT SIZE METRES		PLOT AREA SQM.	NOS. OF PLOTS	TOTAL AREA SQM.
1	A	6.00	X 10.00	66.00	497	27900.00
2	AS	5.00	X 10.00	50.00	62	2800.00
3	B	6.00	X 15.00	100.00	145	21877.00
4	C	10.94	X 18.04	200.00	129	26000.00
5	D	8.00	X 25.00	200.00	201	54487.00
6	E	10.00	X 18.04	201.52	245	49440.00
7	F	12.00	X 25.00	201.52	121	22222.42
8	F1	11.00	X 22.00	242.00	173	41886.00
9	G	12.00	X 24.00	305.00	213	65077.00
10	H	14.15	X 25.00	353.07	152	53700.64
11	H1	12.00	X 25.00	304.00	64	21452.00
12	HS	13.00	X 25.00	325.00	14	4755.00
13	I	15.00	X 25.00	408.52	79	32283.30
14	J	15.00	X 25.00	411.61	22	9059.32
15	K	14.00	X 25.00	350.00	28	9810.00
16	L	11.00	X 25.00	304.07	5	1520.00
17	M	9.00	X 25.00	225.00	50	12000.00
				TOTAL PLOTS	3404	474192.10
18	NURSING HOME		1127.16	5		5637.58
				TOTAL		480129.47
						119.38

LEGEND:-
ADDITIONAL AREA SHOWN THUS:
PLANNING CHANGE SHOWN THUS:
AREA FORMING PART SECTOR ROAD AS PER LC.NO.71/2010 AND TO BE RELEASED ON APPROVAL OF THE GOVT.

1) LICENSE NO.81 OF 2008 DT. 01-08-2008
2) LICENSE NO.77 OF 2010 DT. 11-09-2010
3) LICENSE NO.62 OF 2011 DT. 05-07-2011
4) LOI DIP-V-SHM-CH-HCH-0111 DT. 31-12-2010

PROJECT :
RE-REVISED LAYOUT PLAN OF RESIDENTIAL COLONY "VATIKA INDIA NEXT" ON LAND MEASURING 393.358 ACRES IN SECTORS 81,82,82A,83,84&85, GURGAON, HARYANA

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

For VATIKA LIMITED
Authorised Signatory
OWNER'S SIGN.

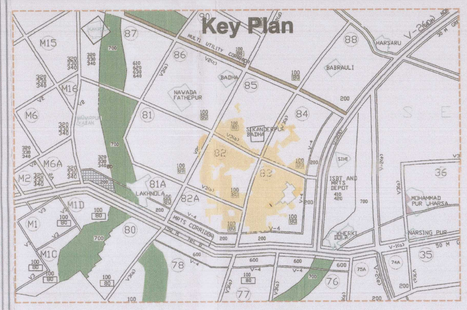
ALOK MEHTA
(Architect)
Membership No. CA/87-12881
ARCHITECT'S SIGN.

CHECKED BY:-

DATED	SCALE :
APRIL 2011	1 : 2000

RE-REVISED LAYOUT PLAN
M/s VATIKA LIMITED

Key Plan



LEGEND:-
- COMMERCIAL
- GREEN
- COMMUNITY FACILITIES
- UNDETERMINED USE
- SITE BOUNDARY
- ROAD CENTER LINE

CLIENT :- VATIKA LIMITED
7th Floor Vatika Triangle, Sushant Lok-1, Gurgaon.

Checked subject to comments in the letter bearing Diary No. 21 dt. 31/1/12 and notes attached with the estimate

Executive Engineer (W) for Chief Engineer HUDA Panchkula

Director General Town and Country Planning, Haryana, Chandigarh

Title: Road Layout Plan

Director Infrastructure
for ky Consultants Pvt.Ltd

11 P, Sector 30, Gurgaon- 122001
Ph: 0124-4034715
Fax:0124-4034714

Executive Engineer HUDA Division No. Gurgaon

Drawn by:	Checked by:	Drawing No.	Revision:
T. Alam	R. Mathur	R-1	
			Date 28-11-2011

Superintending Engineer HUDA Circle No. 1, Gurgaon

Services Planned & Designed by:
Consultants Pvt. Ltd.

For VATIKA LIMITED
Authorised Signatory

(P. P. SINGH) BTP(HQ) | (KAMAL KUMAR) STP (M) | (A. S. REDHU) CTP (HR) | (T. C. GUPTA, IAS) DG,TCP (HR)