Drawing No.
S-1

M/S Vatika Limited

Sewer System 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 (182,796+55,781+44,457=283,034)

AREA UNDER 45M & 65M SECTOR ROAD	= 353,355 sqm
50 % OF THE AREA SECTOR ROADS	= 16.70 acre
AREA UNDER GROUP HOUSING	= 9.35 acre
AREA UNDER U.D	= 38.50 acre
NET PLANNED AREA	= 34.20 acre
	= 271.15 acre

ACHIEVED AREAS

AREA UNDER COMMERCIAL	= 13.27 acre (4.89 %)
AREA UNDER PLOTS	=110.38 acre (57.10 %)
TOTAL SALEABLE AREA	= 123.65 acre (41.18%)
AREA UNDER GREENS	= 21.79 acre (8.76 %)

	PERMISSIBLE	PROVIDED
ORGANIZED GREEN 4%	10.87	15.16
INCIDENTAL GREEN 1%	3.02	6.63

PERMISSIBLE PLOTTED POPULATION @ 85 PPH DENSITY
= 85x 321.148= 27281.858
ACHIEVED POPULATION CALCULATION
549.5 X 0 = 1650 X 10.5=
494 = 35500.00 = TOWNSHIP PLOTTED POPULATION = 36957.5 PERSONS
ACHIEVED PLOTTED POPULATION DENSITY = 36957.5/ 321.148
=114.33 PPH or 120.37 PPH

		REQUIRED	PROVIDED	% ACHIEVED
1	EWS	481	549	22.82 %
2	SOCIAL	481	462	96.05 %
3	GENERAL		1350	52.18 %

FACILITIES:

	COMMUNITY SITES	REQUIRED	PROVIDED
1	HIGH SCHOOL	2	2
2	PRIMARY SCHOOL	4	4
3	NURSERY SCHOOL	4	4
4	DISPENSARY	2	2
5	COMMUNITY CENTRE/LIBRARY	2	2
6	RELIGIOUS BUILDING	2	2
7	TOILETS(NOS)	6	6
8	POLICE POST	1	1
10	HEALTH CENTRE	1	1

FOR LIVING AS PART OF LIVEHOOD

	REQUIRED	PROVIDED
CLINIC 200 Sq.m each	1	1
A.I.H 12 Sq.m each	1	1
BEAUTY PARLOUR 12 Sq.m each	1	1
MULTI PURPOSE SHOPS 18 Sq.m EACH	1	1
SHOE & TAILORS SHOPS	1	1

PLOTS BREAK UP

LAND USE	PLOT CATEGORY	PLOT SIZE METRES	PLOT AREA SQM.	NOS. OF PLOTS	TOTAL AREA SQM.
1	A	4.80 X 12.50	60.00	457	27408.00
2	B2	5.00 X 12.50	62.50	52	3250.00
3	B	6.00 X 16.40	100.00	143	14287.00
4	C	10.54 X 18.24	200.00	135	26999.00
5	D	8.20 X 18.40	150.00	361	54127.00
6	E	10.69 X 18.24	224.52	241	54093.00
7	F	10.69 X 24.00	256.52	121	33025.40
8	F1	11.49 X 22.00	252.80	173	43726.40
9	G	13.50 X 24.00	299.00	213	63687.00
10	H	14.13 X 23.30	320.07	152	50120.64
11	I	13.88 X 25.77	334.00	34	11400.58
12	HE	13.88 X 25.00	342.00	14	4788.00
13	J	13.88 X 25.88	408.23	79	32250.39
14	J	13.88 X 25.88	415.81	22	9068.82
15	K	14.40 X 25.88	359.84	38	13677.92
16	L	11.53 X 25.91	321.07	6	1926.42
17	M	9.00 X 25.88	288.30	68	13988.52
		TOTAL PLOTS	3956		474192.19
18	NURSING HOME	1127.18	0		5077.38
			TOTAL		479119.57
					119.78

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.111 OF 2008 DT. 0-05-2008
2) LICENSE NO.71 OF 2010 DT. 15-09-2010
3) LICENSE NO.62 OF 2011 DT. 02-07-2011
4) LC.SDP-V-2010/LC/1142/2010 DT. 31-12-2010

PROJECT :
RE-REVISED LAYOUT PLAN OF RESIDENTIAL COLONY "VATIKA INDIA NEXT" ON LAND MEASURING 393.558 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/87/20821

ARCHITECT'S SIGN.

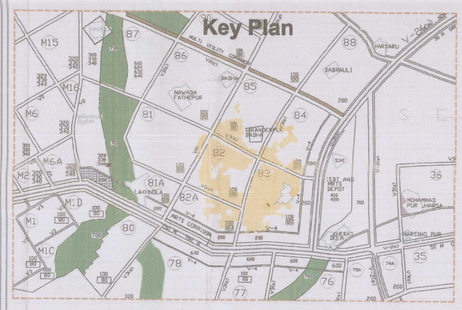
CHECKED BY:-

DATED: APRIL 2011
SCALE: 1 : 2000

RE-REVISED LAYOUT PLAN
M/s VATIKA LIMITED

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

Key Plan



To be read with licence No. 78 of 2011 dated 7/9/2011.

That this Layout Plan for an area of 283.358 acres (Reg. No. DELTCP-3073 dated 12.08.2011) comprised of licenses which were issued in respect of Residential Colony being developed by M/s VATIKA LTD. IN SECTORS 81, 82, 82A, 83 & 84, Gurgaon Manesar Urban Complex is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bilateral agreement.
2. That the platted 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 on ground for construction of the same under plots.
3. That the construction plan as per site of all the residential, commercial and institutional sites shall be got approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 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 SI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the developer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the developer 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 properties of the adjoining areas of the section as shown on the Development Plan.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
9. All green belts projected in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreements of the licenses.
10. At the time of demarcation, if required percentage of NPHU EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
11. Any excess area over and above the permissible etc under commercial use shall be deemed to be open space.
12. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the rules, 1965. This condition shall also be incorporated in the sale deed and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
13. No plot will derive an access from less than 12 metres wide road unless mean a minimum clear width of 32 metres between two plots.
14. The portion of the entry/Development plan roads /green belts as provided in the Development Plan, which form part of the commercial area shall be transferred free of cost to the government in the lines of section 3(2)(bb) of the Act No.5 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 plot shall exceed 2 kanal.
16. That you will have no objection to the regularization of the boundaries of the licence through gift and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of service. 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 work at site.
18. That the rain water harvesting system shall be provided as per Central Ground Water Authority/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 you shall convey the ultimate power load requirement of your power utility to enable the preparation of project by the concerned site for transformer/switching station /electric sub station as per the norms prescribed by the power utility in your project site within three months from the approval of zoning plan.

(P.P. SINGH) DTP(HQ) | (RAMAL KUMAR) STP (M) | (J. S. RECHAL) CTP (HR) | (T. C. GUPTA, IAS) DG,TCP (HR)

Checked subject to comments Endst. No. 24-24 Dt. 21/2/12 and notes attached with the estimate

Executive Engineer (W) for Chief Engineer HUDA Panchkula

Director Town and Country Planning, Haryana, Chandigarh

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

Title: Sewer System Layout Plan

Director Infrastructure for ky Consultants Pvt.Ltd

Executive Engineer HUDA Division No. II Gurgaon

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

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

Superintending Engineer HUDA Circle No. I

Services Planned & Designed by:
Consultants Pvt. Ltd.

For VATIKA LIMITED
Authorised Signatory