Drawing No.
D-1

M/S Vatika Limited

Storm Water 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.

LEGEND:-
- COMMERCIAL
- GREEN
- COMMUNITY FACILITIES
- UNDETERMINED USE
- SITE BOUNDARY
- STORM WATER LINE
- RECHARGE WELL

TOTAL AREA OF THE SCHEME (167.756=68.791+41.65+57.331)
= 393.358 acres

AREA UNDER 45M & 60M SECTOR ROAD	= 55.70 acres
50 % OF THE AREA SECTOR ROADS	= 9.30 acres
AREA UNDER GROUP HOUSING	= 20.00 acres
AREA UNDER I.D	= 25.20 acres
NET PLANNED AREA	= 321.748 acres

ACHIEVED AREAS

AREA UNDER COMMERCIAL	= 12.67 acres (4.09 %)
AREA UNDER PLOTS	= 119.30 acres (37.16 %)
TOTAL SALEABLE AREA	= 132.05 acres (41.15%)
AREA UNDER GREENS	= 21.75 acres (6.76 %)

	PERMISSIBLE	PROVIDED
ORGANISED GREEN 4%	13.47	13.48
RESIDENTIAL GREEN 1%	3.36	8.00

PERMISSIBLE PLOTTED POPULATION @ 90 PPA DENSITY
= (393.371 PPA - 39.00) 90
REVISED POPULATION CALCULATION
(393.5 ac - 39.0 ac) 90
= 321 - 39.00 = 282.00 acres
= 282.00 = TOWNSHIP PLOTTED POPULATION = 25397.2 PERSONS
ACHIEVED PLOTTED POPULATION DENSITY = 25397.2/ 321.748
= 78.92 PPA >= 90 PP PPA

		REQUIRED	PROVIDED	% ACHIEVED
1	EWS	423	423	10.00 %
2	ALIGS	423	423	10.00 %
3	ECONOMICAL		1269	30.00 %

		REQUIRED	PROVIDED
	COMMUNITY SITES		
1	HIGH SCHOOLS	2	2
2	PRIMARY SCHOOL	4	4
3	NURSERY SCHOOL	8	8
4	DISPENSARY	2	2
5	DISPENSARY	2	2
6	COMMUNITY CENTRE/CLUB	1	1
7	RELIGIOUS BUILDING	2	2
8	TWO STAND	1	1
9	POLICE POST	1	1
10	HEALTH CENTRE	1	1

		REQUIRED	PROVIDED
	COMMERCIAL		
1	CONC 25A Block each	2	2
2	4.5 A 12 Sq.m each	2	2
3	SOUTH PANJAB 12 Sq.m each	2	2
4	AUTO PUMPED BOOTH 10.00 x 5.00 Sq.m each @ 1/50 HOUSES	2	2

PLOTS BREAK UP

SNO.	PLOT CATEGORY	PLOT SIZE MIN WIDTH	PLOT AREA SQ.M.	NOS. OF PLOTS	TOTAL AREA SQ.M.
1	A	4.50	13.80	68.26	497	27658.16
2	AS	5.00	15.00	60.00	65	3900.00
3	B	6.00	18.40	150.00	145	11977.60
4	C	10.04	33.04	300.00	129	26990.00
5	D	8.20	18.40	150.00	301	55467.00
6	E	10.00	33.04	301.83	348	69440.00
7	F	10.00	34.09	304.45	191	39886.49
8	FS	11.45	35.00	306.00	173	43886.49
9	G	10.06	34.09	306.00	313	68917.09
10	H	14.10	35.06	330.67	103	35776.54
11	HS	10.06	35.77	334.45	59	9143.56
12	HF	13.00	35.06	342.00	14	4791.00
13	I	10.65	35.80	400.32	39	22000.39
14	J	10.50	35.80	411.81	23	6899.40
15	K	14.45	35.80	339.64	29	9844.83
16	L	11.52	35.81	351.01	6	1806.42
17	M	9.00	35.06	356.00	69	19866.00
				TOTAL PLOTS	3455	474102.18
18		NURSING HOME	1107.16	6	5977.88
				TOTAL		480113.07
						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.111 OF 2008 DT. 01-06-2008
(2) LICENSE NO.71 OF 2010 DT. 15-09-2010
(3) LICENSE NO.52 OF 2011 DT. 02-07-2011
(4) LC(LDP-V-2)/2011/CS/10629/11 DT. 21-12-2011

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/97/20829

ARCHITECT'S SIGN.

CHECKED BY:

DATED: APRIL 2011 | SCALE: 1 : 2000

RE-REVISED LAYOUT PLAN
M/s VATIKA LIMITED

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

Drawing subject to comments in covering letter No. 253 Dt. 24/1/12 and notes attached with the estimate

Executive Engineer (W) for Chief Engineer HUDA Panchkula

vatika
Director General Town and Country Planning Haryana, Chandigarh

Title: Storm Water Layout Plan

Director Infrastructure for ky Consultants Pvt.Ltd

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

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

Executive Engineer HUDA Division No. III Gurgaon

Superintending Engineer HUDA Circle No. 1, Gurgaon

Services Planned & Designed by:
Consultants Pvt. Ltd.

For VATIKA LIMITED
Authorised Signatory

To be read with license No. 71 of 2010 letter: 7/9/2011.

This Revised Layout Plan for an area of 393.358 acres (Eng. No. GLP(P)-2870) dated 12.08.2011) comprised of licenses which were issued in respect of Residential Colony being developed by M/s Vatika Ltd. in Sector-81, 82, 82A,83 & 85, 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 on the agreement executed under Rule 11 of the Rules of agreement.
2. That the allotted area of the colony shall not exceed 15% of the net-pleased area of the colony. The extra area reserved for commercial purposes shall be taken as planned for consolidation of the area under plots.
3. That the demarcation plans 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 line passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per rules.
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 GLP(P) from time to time in respect 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 colonizer shall abide by the directions of the HUDA, GLP(P), Haryana and accordingly shall carry 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 of the sectors as shown on the Development Plan.
8. That no encroachment shall be allowed to be raised in the proposed way of 30 metres or more wide sector road.
9. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer.
10. 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 agreement of the licensee.
11. At the time of demarcation, if required percentage of NPA / OAS plots and site area under infrastructure are reduced, the same may be provided by the colonizer in the licensed area.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be commercial use.
13. 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 zoning plan 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 holders.
14. No plot will derive an access from less than 13 metres wide road would mean a minimum clear width of 12 metres between the pipes.
15. The portion of the sector/development plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the force of section 3(3)(d)(ii) of the Act No.8 of 1963.
16. That the side and rear sizes (except plots which are approved of standard dimensions) are being approved subject to the condition that these plots should not have a frontage of less than 70% of the standard frontage where demarcated and conditions that shall evolve thereafter.
17. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA may require for the development of the licensed area or planned development and integration of services. The decision of the competent authority shall be binding in this regard.
18. That the colonizer shall obtain the clearance from and fulfil the provisions of the Notification No. S.O. 1533 (E) Dated 14.09.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
19. That the rain water harvesting system shall be provided as per Central Ground Water Authority no. ----- Haryana Govt. notification as applicable.
20. 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.
21. That the demarcation/lower shall use only Clamped/ Fluorescent Lamps fitting for internal lighting as well as Compact lamps for external lighting.
22. That you shall convey the criteria as per load requirement of your power units to enable the provision of power to the township in your project site within three months from the approval of zoning plan.

(P. K. Agrawal) Addl. Dir. (HQ)
(KAMAL KUMAR) STP (M)
(A. S. REDHU) CTP (HAR)
(T. C. GUPTA, IAS) DG,TCP (HAR)