

TOTAL AREA OF THE SCHEME = 182,796+98,781+44,45+67,331+83,848 = 477,206 acrs

AREA UNDER 45M & 60M SECTOR ROAD	= 19.14 acrs
50 % OF THE AREA SECTOR ROADS	= 9.57 acrs
AREA UNDER GROUP HOUSING	= 28.00 acrs
AREA UNDER L.D	= 51.43 acrs
NET PLANNED AREA	= 388.202 acrs

ACHIEVED AREAS

AREA UNDER COMMERCIAL	= 15.53 acrs (4.00 %)
AREA UNDER PLOTS	= 155.71 acrs (40.01 %)
TOTAL SALEABLE AREA	= 171.24 acrs (44.11 %)
AREA UNDER GREENS	= 24.62 acrs (6.34 %)

GREEN AREA

ORGANIZED GREEN	PERMISSIBLE	PROVIDED
12,874.45+17.32	18.07	
INFORMAL GREEN	3.22+1.11+4.33	6.55

PERMISSIBLE PLOTTED POPULATION @ 120 PPA DENSITY = 120 X 388.202 = 46584.24
ACHIEVED POPULATION CALCULATION
46584.24 X 91 + 245 X 13.56 = 5580.00 + 3342.50 = 5922.50 PERSONS
ACHIEVED PLOTTED POPULATION DENSITY = 38992.50 / 388.202 = 100.44 PPA or 248.19 PPH

	REQUIRED	PROVIDED	% ACHIEVED
1 EWS	619	620	20.03 %
2 NPPL	774	774	25.01 %
3 GENERAL	1701	1701	54.96 %

AMENITIES:

	REQUIRED	PROVIDED
1 COMMUNITY SITE	3	3
2 HIGH SCHOOL	3	3
3 PRIMARY SCHOOL	5	5
4 NURSERY SCHOOL	7	7
5 CHURCH	3	3
6 DISPENSARY	2	2
7 COMMUNITY CENTRE/CLUB	3	3
8 RESIDUAL BUILDING	3	3
9 PARK STAND	5	5
10 POLICE POST	1	1
11 HEALTH CENTRE	1	1

FOLLOWING AS PART OF LICENSURE:

	REQUIRED	PROVIDED
1 CLINIC 200 Sqm each	10	10
2 A.T.M 12 Sqm each	10	10
3 BEAUTY PARLOUR 12 Sqm each	10	10
4 MULTI PURPOSE BOOTH 22 Sqm x 5.50 M	19	25
5 MIX & VEG BOOTH	19	19

PLOTS BREAK UP					
S.NO.	PLOT CATEGORY	PLOT SIZE METRES	PLOT AREA SQM.	NOS. OF PLOTS	TOTAL AREA SQM.
1	A1	5.00 X 10.00	50.00	620	31000.00
2	B	8.20 X 18.40	150.88	27	4073.76
3	C	10.54 X 19.04	200.68	334	67027.12
4	D	8.20 X 18.40	150.88	508	76447.04
5	E	10.60 X 19.04	201.82	375	75682.50
6	F	10.60 X 24.00	254.40	142	36124.80
7	FI	11.40 X 22.00	250.80	242	60693.60
8	G	12.30 X 24.00	295.20	246	72619.20
9	H	14.13 X 23.36	330.07	178	58742.44
10	HI	12.98 X 25.77	334.49	104	34786.96
11	H2	13.68 X 25.00	342.00	14	4788.00
12	I	15.80 X 25.90	409.22	96	39285.12
13	J	15.84 X 26.00	411.84	7	2883.88
14	K	13.00 X 26.00	338.00	21	7098.00
15	L	11.62 X 26.00	302.12	84	25378.08
16	M	9.99 X 20.56	205.39	88	18074.32
17	N	13.00 X 52.00	676.00	1	676.00
18	Q	11.62 X 28.17	327.33	8	2618.64
TOTAL PLOTS				3095	618208.48

LICENSES NO.

(1) LICENSE NO.113 OF 2008 DT. 01-06-2008
(2) LICENSE NO.71 OF 2010 DT. 15-09-2010
(3) LICENSE NO.62 OF 2011 DT. 02-07-2011
(4) LICENSE NO.76 OF 2011 DT. 07-09-2011

PROJECT:
REVISED LAYOUT PLAN OF
RESIDENTIAL COLONY
"VATIKA LINE NEXT" ON
LAND MEASURING 477.206
ACRES IN SECTOR'S
81,82,83A,83,84,85,
GURGAON, HARYANA

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

DRG. NO: DGTCP 4691 DT. 11-06-2014

S.NO.	DATE	REVISION
01	01.06.2014	477.206 ACRES LAYOUT REVISED

For VATIKA LIMITED
Alok Mehta
Member No. CA/58/22931

AUTH'S SIGN.
DRAWN BY: P.K.
JULY 2014
SCALE: 1 : 3000
REVISED LAYOUT PLAN

ARCHITECT'S SIGN.
APPROVED BY: R.M.
DRG. NO: VIN/LAY/R1/402

The following plots have been freeze till the final orders of court case C.S. (O.S.) No. 2007 of 2013 and earmarked on the layout plan in orange colour. The detail of the plots is as under:-

Sr.No.	Plot No.	Street No.	Category	Plot Area Sq. Meters	Sector
1	9	N-5	F1	250.80	84
2	11	N-5	F1	250.80	84
3	15	N-5	F1	250.80	84
4	17	N-5	F1	250.80	84
5	19	N-5	F1	250.80	84
6	21	N-5	F1	250.80	84
7	20	N-6	C	200.68	84
8	22	N-6	C	200.68	84
9	24	N-6	C	200.68	84
10	26	N-6	C	200.68	84
11	28	N-6	C	200.68	84
12	30	N-6	C	200.68	84
13	21	N-6	C	200.68	84
14	23	N-6	C	200.68	84
15	25	N-6	C	200.68	84
16	27	N-6	C	200.68	84
17	29	N-6	C	200.68	84
18	31	N-6	C	200.68	84
19	33	N-6	C	200.68	84
20	35	N-6	C	200.68	84
21	37	N-6	C	200.68	84
22	39	N-6	C	200.68	84
23	2	L-2	F1	250.80	83
24	4	L-2	F1	250.80	83
25	6	L-2	F1	250.80	83
26	8	L-2	F1	250.80	83
27	10	L-2	F1	250.80	83
28	12	L-2	F1	250.80	83
29	14	L-2	F1	250.80	83
30	16	L-2	F1	250.80	83
31	18	L-2	F1	250.80	83
32	20	L-2	F1	250.80	83
33	22	L-2	F1	250.80	83
34	24	L-2	F1	250.80	83
35	1	L-3	C	200.68	83
36	3	L-3	C	200.68	83
37	5	L-3	C	200.68	83
38	7	L-3	C	200.68	83
39	9	L-3	C	200.68	83
40	11	L-3	C	200.68	83
41	13	L-3	C	200.68	83
42	15	L-3	C	200.68	83
43	17	L-3	C	200.68	83
44	19	L-3	C	200.68	83
45	21	L-3	C	200.68	83
46	23	L-3	C	200.68	83
47	25	L-3	C	200.68	83
48	6	N-4	F1	200.68	83
49	8	N-4	F1	200.68	83

To be read with license No. 66 of 2014 dated 15-07-2014
That this Revised Layout Plan for an area of 477,206 acrs (Dtg. No. DGTCP-4691 dated 11.06.2014) comprised of houses which were issued in respect of Residential Colony being developed by Vatika, Ltd. in Sector-81,82,83A,83,84 & 85 Gurgaon, Haryana is hereby approved subject to the following conditions:-

- That this Revised Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 12 and the Material Agreement.
- That the plotted 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 as planned for population of the area under plan.
- That the demarcation plans as per site of all the residential, commercial and institutional sites shall be got approved from this Department and sanctioned on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1963 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- 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 to be 15 m.
- That for proper planning and integration of services in the area, the utility lines shall be suitably aligned in the directions of the DGTCP.
- That the sewerage lines falling in the colony shall be suitably aligned in the directions of the DGTCP.
- That the collector shall align in the directions of the DGTCP, 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 of the sectors as shown on the Development Plan.
- That no property shall be developed in the colony area which shall be developed by the Haryana Urban Development Authority/Collector in the directions of the Director General, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreement of the licensee.
- At the time of demarcation, if required percentage of NPPL / EWS plots and the area under infrastructure are reduced, the same will be provided by the licensee in the licensed area.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1963. This condition shall also be incorporated in the zoning plan and in the instrument letters being issued by the collector to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the collector with the plot holders.
- No plot shall derive an access from less than 12 meters wide road which means a minimum clear width of 12 metres between the plots.
- The portion of the sector/development plan roads/green belts to be provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 321(a)(ii) of the Act No.8 of 1975.
- 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 kants.
- That you will not be in a position to acquire in the interest of planned development and integration of services. The decision shall rest with HUDA finally to be taken in the interest of planned development and integration of services. The decision shall rest with HUDA finally to be taken in the interest of planned development and integration of services. The decision shall rest with HUDA finally to be taken in the interest of planned development and integration of services.
- That the collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.D. 3533 (I) Dated 14.02.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/development of development works in site.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational when applicable before applying for an occupation certificate.
- That the collector/owner shall use only Compact Fluorescent Lamp fitting for internal lighting as well as Campus lighting.
- That you shall comply the ultimate power load requirement of your power utility to enable the provision of power to the concerned site for transformer/switching station/22kv sub station as per the norms prescribed by your power utility in your project for water three months from the approval of zoning plan.

(KARANVEER SINGH) (JASWANT SINGH) (S.S. REDHU) (ANURAG RASTOGI, IAS)
DTP (HQM) STP (HQM) CTP (HR) DGTCP (HR)

LEGEND:
NPPL (774 NOS.) C, D & E CATEGORY PLOTS
EWS (620 NOS.) "A1" CATEGORY PLOTS
ADDITIONAL AREA = 83.848 acrs