



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	22	N-6	C	200.68	84
8	22	N-6	C	200.68	84
9	24	N-6	C	200.68	84
10	25	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	26	L-2	F1	250.80	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	8	N-4	F1	200.68	83
49	8	N-4	F1	200.68	83

**M/s VATIKA LIMITED**

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 U.D. = 51.434 acrs

NET PLANNED AREA = 388.202 acrs

**ACHIEVED AREAS**

AREA UNDER COMMERCIAL = 15.53 acrs (4.00%)

AREA UNDER PLOTS = 153.71 acrs (40.01%)

TOTAL AVAILABLE AREA = 171.24 acrs (44.11%)

AREA UNDER GREENS = 24.42 acrs (6.34%)

**CREENT AREA**

CREENT AREA	PERMISSIBLE	PROVIDED
ORGANIZED GREEN	12.87+4.64+17.32	18.07
INCIDENTAL GREEN	3.22+1.11+4.33	4.55

PERMISSIBLE PLOTTED POPULATION @ 120 PPA DENSITY = 120 X 388.202 = 46584.24

ACHIEVED POPULATION CALCULATION = 38992.50 / 388.202

(620 X 9) + 2475 X 13.5 = 5880.00 + 33412.50 = TOWNSHIP POPULATION = 38992.50 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 NPFI	774	774	25.01%
3 GENERAL	1701	1701	54.96%

**AMENITIES:**

CO-MANAGED SITES	REQUIRED	PROVIDED
1 HIGH SCHOOL	3	3
2 PRIMARY SCHOOL	8	8
3 NURSERY SCHOOL	7	7
4 CRECHE	3	3
5 DISPENSARY	2	2
6 COMMUNITY CENTRE/CLUB	3	3
7 MUSICALS BUILDING	3	3
8 TANN STAND	5	5
9 POLICE POST	1	1
10 HEALTH CENTRE	1	1

FOLLOWING AS PART OF LICURETAL

	REQUIRED	PROVIDED
CLM/C 200 Sqm each	10	10
A.T.M 12 Sqm each	10	10
BEAUTY PARLOUR 12 Sqm each	10	10
WASH ROOM BOOTH 5.0 M X 5.0 M	19	23
MILK & VEG BOOTH	19	19

**PLOTS BREAK UP**

SNO.	PLOT CATEGORY	PLOT SIZE METRES	PLOT AREA SQ.M.	NOS. OF PLOTS	TOTAL AREA SQ.M.	
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	76647.04	
5	E	10.60 X 19.04	201.82	375	75682.50	
6	F	10.60 X 24.00	254.40	142	35124.80	
7	F1	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 23.34	330.07	178	58752.46	
10	H1	12.98 X 25.77	334.49	104	34784.96	
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	2882.88	
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 20.36	205.39	88	18074.32	
17	N	13.00 X 23.00	297.00	8	2376.00	
18	Q	11.62 X 28.17	327.33	8	2618.64	
				TOTAL PLOTS	3095	618208.48
19	NURSING HOME	1083.27	11	11919.97		
				TOTAL	430124.45	155.71 acrs

To be read with license No. 68 of 2014 dated 15-07-2014

That the Revised Layout Plan for an area of 477,206 acrs in Sector-81, 82, 83, 84 & 85 Gurgaon, Haryana, which were issued in pursuance of Residential Colony being developed by Vatika Ltd. in Sector-81, 82, 83, 84 & 85 Gurgaon, Haryana, is hereby approved subject to the following conditions:

1. That the Revised Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the relevant provisions.
2. 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 plotted for calculation of the area under plots.
3. That the demarcation shall be as per site of all the residential, commercial and institutional sites shall be got approved from the Department and demarcation on these sites shall be governed by the Punjab Scheduled Roads and Controlled Area Restriction of Integrated 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 norms.
5. That for proper planning and integration of services in the area reserved for the residential purposes, the collector shall provide directions of the P.U. in the colony.
6. That no movement shall be allowed in the colony except for circulation, as shown in the layout plan.
7. That the collector shall also be the directions of the D.C.T.P., 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 existing proposals of the adjoining areas of the factors as shown on the Development Plans.
8. That no property shall be built or access directly from the carriage way of 10 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 collector. All other green belts outside the licensed area shall be developed by the Director General, Town & Country Planning Haryana or in accordance with terms and conditions of the agreement of the scheme.
10. At the time of development, if required percentage of NPFI/EWS plots and the area under infrastructure are reduced, the same will be provided by the collector in the licensed area.
11. Any excess area or plot 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 28 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the collector to the plot holders. The condition shall also be incorporated in the agreement to be executed by the collector with the plot holders.
13. No plot will develop access from less than 12 metres wide road which will be a minimum clear width of 12 metres between the plots.
14. The portion of the layout/development plan roads/amenities as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the line of section 313(a) of the Act No. 1 of 1975.
15. The odd size plots (except 10x5 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 plot shall exceed 1/2 acre.
16. That you will have objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
17. That the collector shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 dated 14.8.2006 issued by Ministry of Environment and Forests, Government of India before starting the construction/execution of development works 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 rain water harvesting 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 collector/owner shall use only Compact Fluorescent Lamp fitting for internal lighting as well as Campus lighting.
21. That you shall comply the estimate power load requirement of your power utility to enable the provision of project to the concerned site for reference/benchmarking purpose. The estimate power load shall be as per the norms specified by the power utility in your project site within three months from the approval of zoning plan.

(KARAMVEER SINGH) DTP (HQ)

(JASWANT SINGH) STP (HQ) M

(J.SURESHU) CTP (HR)

(ANURAG RASTOGI IAS) DG, TPC (HR)

**LEGEND:-**

- NPFI (774 NOS.) C, D & E CATEGORY PLOTS
- EWS (620 NOS.) "A1" CATEGORY PLOTS
- ADDITIONAL AREA = 83,848 acrs

**APPROVED BY:** J.K. R.M.

**DATE:** JULY 2014

**SCALE:** 1 : 3000

**ENCL. NO.:** VIN/LAY/R1/402

**REVISED LAYOUT PLAN**

**PROJECT:**

REVISED LAYOUT PLAN OF RESIDENTIAL COLONY "VATIKA INDIA NEXT" ON LAND MEASURING 477,206 ACRES IN SECTOR'S 81, 82, 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

SR.NO.	DATE	REVISION
R1	01.08.2014	477,206 ACRE LAYOUT REVISED

**For VATIKA LIMITED**

Alok Mehta (Alok Mehta)  
Member No. CA/50/22931

**AUTH'S SIGN:** J.K. R.M.

**ARCHITECT'S SIGN:** Alok Mehta