



**PLOTS BREAK UP**

S.NO.	PLOT CATEGORY	PLLOT SIZE (METERS)	PLLOT AREA (SQM)	NOS OF PLOTS	TOTAL AREA (SQM)
1	A	5.00 X 10.00	50.00	151	7550.00
2	B	8.36 X 18.00	150.48	65	9781.20
3	B1	9.60 X 22.00	211.20	101	21331.20
4	B2	8.20 X 18.40	150.88	27	4073.76
5	B3	8.20 X 16.40	134.48	13	1748.29
6	C	11.20 X 22.50	252.00	47	11844.00
7	C1	10.30 X 26.00	267.80	58	15532.40
8	C2	9.60 X 23.40	224.64	12	2695.68
9	C3	9.35 X 23.40	218.79	13	2844.27
10	D1	10.45 X 27.95	292.08	20	5841.55
11	D2	9.60 X 20.25	194.40	10	1944.00
12	D3	POLYGON		8	1216.90
13	D4	8.36 X 15.10	126.24	15	1893.62
14	E	11.58 X 28.93	335.01	41	13735.39
15	E1	12.00 X 32.70	392.40	7	2746.80
16	E2	10.45 X 29.05	303.57	4	1214.29
17	E3	9.45 X 23.81	225.00	85	19125.38
18	E4	12.00 X 27.92	335.04	9	3015.36
19	F	POLYGON		3	1171.51
20	F1	11.70 X 27.70	324.09	4	1296.36
21	F2	11.27 X 18.00	202.86	6	1217.16
22	F3	13.20 X 23.81	314.29	2	628.58
23	F4	8.20 X 20.94	171.69	4	686.75
24	G	15.00 X 33.70	505.50	10	5055.00
25	G1	15.00 X 39.70	495.50	6	2943.00
26	G2	15.00 X 29.05	435.75	12	5229.00
27	H	18.30 X 36.60	669.78	11	7367.58
28	K	20.00 X 42.00	840.00	9	7560.00
<b>TOTAL</b>					<b>161289.0284</b>
<b>NURSING HOME</b>					<b>2758.41</b>
<b>GRAND TOTAL</b>					<b>164047.4384</b>
<b>IN ACRES</b>					<b>40.54</b>

**M/s VATIKA LIMITED**

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**AREA CALCULATION**

AREA OF LICENSE-1 (LICENSE NO 94 OF 2013 DATED 31.10.2013)	(A) = 100.875 ACRE
AREA OF LICENSE-2 (LICENSE NO 11 OF 2015 DATED 01.10.2015)	(B) = 32.2375 ACRE
LESS-AREA DE-LICENSED	(C) = 20.50625 ACRE
NET PLANNED AREA (A+B-C)	(D) = 112.60625 ACRE
PROPOSED AREA FOR DE-LICENSED	(E) = 6.875 ACRE
LAND AREA RECTIFICATION/DELETION	(F) = 0.45625 ACRE
Migration Under DDJAY Lic No - 09 of 2022	(G) = 6.675 ACRE
TOTAL AREA OF THE SCHEME (D-(E+F+G))	(H) = 98.60 ACRE
AREA UNDER 60 M & 75 M SECTOR ROAD	= 3.62 ACRE
50 % OF THE AREA SECTOR ROADS (H)	= 1.81 ACRE
AREA UNDER GROUP HOUSING	(I) = 5.03 ACRE
AREA UNDER UNDETERMINED USE (K)	= 8.14 ACRE
TOTAL NET PLANNED AREA (H - I+J+K)	= 83.62 ACRE

**ACHIEVED AREAS**

AREA UNDER COMMERCIAL	= 1.75 acre (2.09 %)
AREA UNDER PLOTS	= 40.54 acre (48.48 %)
TOTAL SALEABLE AREA	= 42.29 acre (50.57 %)

**GREEN AREA**

AREA UNDER ORGANIZED GREEN	AREA (acres)	Percentage
	6.15	7.35 %
INCIDENTAL GREEN	1.62	1.94 %
GREEN REQUIRED @2.5 SQ.MTS./PERSON	6.15	7.35 %
GREEN PROVIDED	7.77	9.29 %

**POPULATION**

PERMISSIBLE PLOTTED POPULATION @ 120 PPA DENSITY = 120 X 83.62 = 10034.40

**ACHIEVED POPULATION CALCULATION**

SR.NO.	TYPE OF PLOT	NOS.	PERSONS/PLOT	TOTAL
1	PLOTS	602	13.5	8127.00
2	EWS PLOTS	151	9	1359.00
<b>TOTAL POPULATION</b>				<b>9486.00</b>

**Plot Calculation**

SR.NO.	TYPE OF PLOT	REQUIRED	PROVIDED	ACHIEVED
1	EWS PLOTS	151	151	20.05%
2	NPL PLOTS	189	189	25.10%
3	GENERAL PLOTS	413	413	54.85%
<b>TOTAL</b>				<b>753</b>

**DENSITY PLOTTED**

POPULATION	NET PLANNED AREA	PERSONS PER ACS.	PERSONS PER HAC.
10034.40	83.62	120.00	296.40

**AMENITIES**

SR.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	PRIMARY SCHOOL	1	1
2	NURSERY SCHOOL	2	2
3	STIPITARI SHALU	1	1
4	BOOTH	6	10

**FOLLOWING AS PART OF LSC/RETAIL**

SR.NO.	COMMUNITY SITES	REQUIRED	PROVIDED
1	CLINIC 250 Sq.m each	4	4
2	A.T.M 12 Sq.m each	4	4
3	BEAUTY PARLOUR 12 Sq.m each	4	4

**LEGEND:-**

LAND AREA TO BE DE-LICENSED

AREA PROPOSED TO BE DE-LICENSED = 6.875 ACRES

**LEGEND:-**

Migration Under DDJAY Lic No - 09 of 2022, Dated 31-01-2022. Blossom Property Pvt Ltd & Other's in Collaboration with Vatika Ltd  
AREA = 6.875 ACRES

**LEGEND:-**

AREA OF LICENSE LAND = 112.60625 acre  
(LICENSE NO 94 OF 2013 DATED 31.10.2013)  
(LICENSE NO.11 OF 2015 DATED 01.10.2015)

PLANNING CHANGE IN LAYOUT  
AREA - 38.87 Acres

COMMUNITY FACILITIES

COMMERCIAL

UNDETERMINED USE (UD)

GREEN AREA/PARK

H.T. LINE

NPL (189 NOS.) 'B,B2,B3,C2,C3,D2,D3, D4,F2 & F4' CATEGORY PLOTS

EWS (151 NOS.) 'A' CATEGORY PLOTS

**DEVELOPED BY :**

M/S VATIKA LIMITED,  
UNIT NO. A-002, INXT CITY CENTRE  
4TH FLOOR, BLOCK - A, SECTOR-83  
VATIKA INDIA NEXT, GURUGRAM 122012

**PROJECT :**

REVISED LAYOUT PLAN OF  
RESIDENTIAL COLONY  
"VATIKA INDIA NEXT 2" ON  
LAND MEASURING 98.60 ACRES  
ACRES IN SECTOR'S 88A, 88B  
VILLAGE HARSARU,  
GURGAON, HARYANA

SR.NO.	DATE	REVISION

**AUTH'S SIGN.** *[Signature]* **ARCHITECT'S SIGN.** *[Signature]*

DRAWN J.K	CHKD. BY M.A	APPROVED BY G.M
DATED: SEP. 2021	SCALE: 1 : 2000	DRG. NO. XPC/LAY/R4/104

**REVISED LAYOUT PLAN**