VATIKA INFOTECH CITY,AJMER ROAD,JAIPUR

Vatika Infotech City,
Village: Thikaria,Prithvisinghpura
Sanjharia, Bagrukhurd, Balmukundpura,
Sitapurabas Sanjharia
Tehsil : Sanganer,Jaipur

PART - A : AREA ANALYSIS OF NEWLY PROPOSED LAYOUT

S.NO	LAND USE	DESCRIPTION	AREA DETAIL AREA (SQM)	PERCENTAGE (%)	
	RESIDENTIAL	PLOTS	109977.48	45.67	52.75
		EWS/LIG	2658.53	1.17	
		CLUB HOUSE	779.99	0.32	
	COMMERCIAL	COMMERCIAL	1537.55	0.64	
		RETAIL	12853.15	5.35	
	OPEN SPACES	PARKS	24141.38	10.03	47.25
		FACILITIES	24087.08	10.01	
		MDP ROAD -2025	5836.73	2.42	
		ROADS	59651.90	24.78	
NET PROJECT AREA			240732.80	100.00	100.00

Note : The facility no. XXI on 3642 sqm in Part - A has been provided as per decision of UPC 891 dated : 20.06.2016. However, the same could be converted/ revised in saleable plots or later stage subject to clarification from State Government on its earlier orders dated : 03.08.2002 and 26.02.2003

PART - B : REVISED AREA ANALYSIS OF EARLIER APPROVED LAYOUT PLAN

S.NO	LAND USE	DESCRIPTION	EARLIER APPROVED AREA (SQM)	EARLIER APPROVED PERCENTAGE (%)		REVISED AREA (SQM)	REVISED PERCENTAGE (%)	
	RESIDENTIAL	PLOTS	697798.24	38.57	51.66	745517.22	41.39	50.05
		GROUP HOUSING	63668.46	3.52		62271.84	3.44	
		EWS/LIG	25602.22	1.41		28076.26	1.55	
	COMMERCIAL	COMMERCIAL	99090.45	5.42		34668.04	1.92	
		RETAIL	6023.65	0.37		7610.31	0.42	
	INSTITUTIONAL	SCHOOLS/ HEALTH CENTRES	46569.09	2.57		27449.77	1.52	
	OPEN SPACES	FACILITIES	120645.25	6.67	48.14	121910.14	6.74	49.95
		PARKS + NO CONSTRUCTION ZONE	192911.26	10.66		199583.59	11.03	
		MDP ROAD -2025	49469.68	2.51		54578.43	3.02	
		ROADS	511982.14	28.32		527720.06	29.17	
NET PROJECT AREA			1808344.39	100.00	100.00	1809344.39	100.00	100.00

NOS OF RESIDENTIAL PLOTS		NOS OF COMMERCIAL PLOTS		NOS OF RETAIL SHOP	
PART A (NOS)	PART B (NOS)	PART A (NOS)	PART B (NOS)	PART A (NOS)	PART B (NOS)
843	2912	00	10	295	192

TABLE 2 :- NOS OF PLOTS PROPOSED FOR EWS/LIG

S.NO	CATEGORY	UNIT AREA (SQM)	QUANTITY (NOS)
1	EWS	45.00	298
2	LIG	72.00	233
TOTAL PLOTS OF EWS/LIG			531

SCALE : 1:2250

EXISTING APPROVED LAYOUT (PART -- B)

CHANGES IN EXISTING APPROVED LAYOUT (PART - B)

NEWLY PROPOSED AREA (PART - A)

EXISTING B.T. ROAD

TO DHANI KALA

SANJARIYA VILLAGE

HT LINE (132 KVA)

HT LINE (400 KVA)

100' WIDE ROAD ALREADY APPROVED BY JDA

AJMER

CENTER LINE OF AJMER ROAD

THIKARIYA ROAD

THIKARIYA JUNCTION

JAIPUR AJMER EXPRESSWAY (N.H.-08)

JAIPUR

For VATIKA LIMITED

Authorised Signatory

ARCHITECT
PRANAB SHARMA
REG. NO. - CA/1999/41955
MOB.- 09899229515

(PART - A)

S.NO	PLOT NO	AREA IN SQ.MTR.
1	Valley Park, Wasteland Avenue-15, 1st Street, 8	139.36
2	Valley Park, Wasteland Avenue-15, 1st St. extn, 9	139.36
3	Valley Park, Wasteland Avenue-15, 1st Street, 10	139.36
4	Valley Park, Wasteland Avenue-15, 1st Street, 11	139.36
5	Valley Park, Wasteland Avenue-15, 1st Street, 12	139.36
6	Valley Park, Wasteland Avenue-15, 1st Street, 13	139.36
7	Valley Park, Wasteland Avenue-15, 1st Street, 14	139.36
8	Valley Park, Wasteland Avenue-15, 1st Street, 15	139.36
9	Valley Park, Wasteland Avenue-15, 1st Street, 16	139.36
10	Valley Park, Wasteland Avenue-15, 2nd Street, 1	227.36
11	Valley Park, Wasteland Avenue-15, 2nd Street, 2	227.36
12	Valley Park, Wasteland Avenue-15, 2nd Street, 3	89.66
13	Valley Park, Wasteland Avenue-15, 2nd Street, 4	89.66
14	Valley Park, Wasteland Avenue-15, 2nd Street, 5	89.66
15	Valley Park, Wasteland Avenue-15, 2nd Street, 6	89.66
16	Valley Park, Wasteland Avenue-15, 2nd Street, 7	89.66
17	Valley Park, Wasteland Avenue-15, 2nd Street, 8	89.66
18	Valley Park, Wasteland Avenue-15, 2nd Street, 9	89.66
19	Valley Park, Wasteland Avenue-15, 2nd Street, 10	89.66
20	Valley Park, Wasteland Avenue-15, 2nd Street, 11	89.66
21	Valley Park, Wasteland Avenue-15, 2nd Street, 12	89.66
22	Valley Park, Wasteland Avenue-15, 2nd Street, 13	89.66
23	Valley Park, Wasteland Avenue-15, 2nd Street, 14	227.36
24	Valley Park, Wasteland Avenue-15, 2nd Street, 15	227.36
25	Valley Park, Wasteland Avenue-15, 2nd Street, 16	227.36
26	Valley Park, Wasteland Avenue-15, 2nd Street, 17	227.36
27	Valley Park, Wasteland Avenue-15, 2nd Street, 18	89.66
28	Valley Park, Wasteland Avenue-15, 2nd Street, 19	89.66
29	Valley Park, Wasteland Avenue-15, 2nd Street, 20	89.66
30	Valley Park, Wasteland Avenue-15, 2nd Street, 21	89.66
31	Valley Park, Wasteland Avenue-15, 2nd Street, 22	89.66
32	Valley Park, Wasteland Avenue-15, 2nd Street, 23	89.66
33	Valley Park, Wasteland Avenue-15, 2nd Street, 24	89.66
34	Valley Park, Wasteland Avenue-15, 2nd Street, 25	89.66
35	Valley Park, Wasteland Avenue-15, 2nd Street, 26	89.66
36	Valley Park, Wasteland Avenue-15, 2nd Street, 27	89.66
37	Valley Park, Wasteland Avenue-15, 2nd Street, 28	89.66
38	Valley Park, Wasteland Avenue-15, 2nd Street, 29	89.66
39	Valley Park, Wasteland Avenue-15, 2nd Street, 30	89.66
40	Valley Park, Wasteland Avenue-15, 2nd Street, 31	89.66
41	Valley Park, Wasteland Avenue-15, 2nd Street, 32	89.66
42	Valley Park, Wasteland Avenue-15, 2nd Street, 33	89.66
43	Valley Park, Wasteland Avenue-15, 2nd Street, 34	89.66
44	Valley Park, Wasteland Avenue-15, 2nd Street, 35	89.66
45	Valley Park, Wasteland Avenue-15, 2nd Street, 36	89.66
46	Valley Park, Wasteland Avenue-15, 2nd Street, 37	89.66
47	Valley Park, Wasteland Avenue-15, 2nd Street, 38	89.66
48	Valley Park, Wasteland Avenue-15, 2nd Street, 39	89.66
49	Valley Park, Wasteland Avenue-15, 2nd Street, 40	89.66
50	Valley Park, Wasteland Avenue-15, 2nd Street, 41	89.66
51	Valley Park, Wasteland Avenue-15, 2nd Street, 42	89.66
52	Valley Park, Wasteland Avenue-15, 2nd Street, 43	89.66
53	Valley Park, Wasteland Avenue-15, 2nd Street, 44	89.66
54	Valley Park, Wasteland Avenue-15, 2nd Street, 45	89.66
55	Valley Park, Wasteland Avenue-15, 2nd Street, 46	89.66
56	Valley Park, Wasteland Avenue-15, 2nd Street, 47	89.66
57	Valley Park, Wasteland Avenue-15, 2nd Street, 48	89.66
58	Valley Park, Wasteland Avenue-15, 2nd Street, 49	89.66
59	Valley Park, Wasteland Avenue-15, 2nd Street, 50	89.66
60	Valley Park, Wasteland Avenue-15, 2nd Street, 51	89.66
61	Valley Park, Wasteland Avenue-15, 2nd Street, 52	89.66
62	Valley Park, Wasteland Avenue-15, 2nd Street, 53	89.66
63	Valley Park, Wasteland Avenue-15, 2nd Street, 54	89.66
64	Valley Park, Wasteland Avenue-15, 2nd Street, 55	89.66
65	Valley Park, Wasteland Avenue-15, 2nd Street, 56	89.66
66	Valley Park, Wasteland Avenue-15, 2nd Street, 57	89.66
67	Valley Park, Wasteland Avenue-15, 2nd Street, 58	89.66
68	Valley Park, Wasteland Avenue-15, 2nd Street, 59	89.66
69	Valley Park, Wasteland Avenue-15, 2nd Street, 60	89.66
70	Valley Park, Wasteland Avenue-15, 2nd Street, 61	89.66
71	Valley Park, Wasteland Avenue-15, 2nd Street, 62	89.66
72	Valley Park, Wasteland Avenue-15, 2nd Street, 63	89.66
73	Valley Park, Wasteland Avenue-15, 2nd Street, 64	89.66
74	Valley Park, Wasteland Avenue-15, 2nd Street, 65	89.66
75	Valley Park, Wasteland Avenue-15, 2nd Street, 66	89.66
76	Valley Park, Wasteland Avenue-15, 2nd Street, 67	89.66
77	Valley Park, Wasteland Avenue-15, 2nd Street, 68	89.66
78	Valley Park, Wasteland Avenue-15, 2nd Street, 69	89.66
79	Valley Park, Wasteland Avenue-15, 2nd Street, 70	89.66
80	Valley Park, Wasteland Avenue-15, 2nd Street, 71	89.66
81	Valley Park, Wasteland Avenue-15, 2nd Street, 72	89.66
82	Valley Park, Wasteland Avenue-15, 2nd Street, 73	89.66
83	Valley Park, Wasteland Avenue-15, 2nd Street, 74	89.66
84	Valley Park, Wasteland Avenue-15, 2nd Street, 75	89.66
85	Valley Park, Wasteland Avenue-15, 2nd Street, 76	89.66
86	Valley Park, Wasteland Avenue-15, 2nd Street, 77	89.66
87	Valley Park, Wasteland Avenue-15, 2nd Street, 78	89.66
88	Valley Park, Wasteland Avenue-15, 2nd Street, 79	89.66
89	Valley Park, Wasteland Avenue-15, 2nd Street, 80	89.66
90	Valley Park, Wasteland Avenue-15, 2nd Street, 81	89.66
91	Valley Park, Wasteland Avenue-15, 2nd Street, 82	89.66
92	Valley Park, Wasteland Avenue-15, 2nd Street, 83	89.66
93	Valley Park, Wasteland Avenue-15, 2nd Street, 84	89.66
94	Valley Park, Wasteland Avenue-15, 2nd Street, 85	89.66
95	Valley Park, Wasteland Avenue-15, 2nd Street, 86	89.66
96	Valley Park, Wasteland Avenue-15, 2nd Street, 87	89.66
97	Valley Park, Wasteland Avenue-15, 2nd Street, 88	89.66
98	Valley Park, Wasteland Avenue-15, 2nd Street, 89	89.66
99	Valley Park, Wasteland Avenue-15, 2nd Street, 90	89.66
100	Valley Park, Wasteland Avenue-15, 2nd Street, 91	89.66
101	Valley Park, Wasteland Avenue-15, 2nd Street, 92	89.66
102	Valley Park, Wasteland Avenue-15, 2nd Street, 93	89.66
103	Valley Park, Wasteland Avenue-15, 2nd Street, 94	89.66
104	Valley Park, Wasteland Avenue-15, 2nd Street, 95	89.66
105	Valley Park, Wasteland Avenue-15, 2nd Street, 96	89.66
106	Valley Park, Wasteland Avenue-15, 2nd Street, 97	89.66
107	Valley Park, Wasteland Avenue-15, 2nd Street, 98	89.66
108	Valley Park, Wasteland Avenue-15, 2nd Street, 99	89.66
109	Valley Park, Wasteland Avenue-15, 2nd Street, 100	89.66
110	Valley Park, Wasteland Avenue-15, 2nd Street, 101	89.66
111	Valley Park, Wasteland Avenue-15, 2nd Street, 102	89.66
112	Valley Park, Wasteland Avenue-15, 2nd Street, 103	89.66
113	Valley Park, Wasteland Avenue-15, 2nd Street, 104	89.66
114	Valley Park, Wasteland Avenue-15, 2nd Street, 105	89.66
115	Valley Park, Wasteland Avenue-15, 2nd Street, 106	89.66
116	Valley Park, Wasteland Avenue-15, 2nd Street, 107	89.66
117	Valley Park, Wasteland Avenue-15, 2nd Street, 108	89.66
118	Valley Park, Wasteland Avenue-15, 2nd Street, 109	89.66
119	Valley Park, Wasteland Avenue-15, 2nd Street, 110	89.66
120	Valley Park, Wasteland Avenue-15, 2nd Street, 111	89.66
121	Valley Park, Wasteland Avenue-15, 2nd Street, 112	89.66
122	Valley Park, Wasteland Avenue-15, 2nd Street, 113	89.66
123	Valley Park, Wasteland Avenue-15, 2nd Street, 114	89.66
124	Valley Park, Wasteland Avenue-15, 2nd Street, 115	89.66
125	Valley Park, Wasteland Avenue-15, 2nd Street, 116	89.66
126	Valley Park, Wasteland Avenue-15, 2nd Street, 117	89.66
127	Valley Park, Wasteland Avenue-15, 2nd Street, 118	89.66
128	Valley Park, Wasteland Avenue-15, 2nd Street, 119	89.66
129	Valley Park, Wasteland Avenue-15, 2nd Street, 120	89.66
130	Valley Park, Wasteland Avenue-15, 2nd Street, 121	89.66
131	Valley Park, Wasteland Avenue-15, 2nd Street, 122	89.66
132	Valley Park, Wasteland Avenue-15, 2nd Street, 123	89.66
133	Valley Park, Wasteland Avenue-15, 2nd Street, 124	89.66
134	Valley Park, Wasteland Avenue-15, 2nd Street, 125	89.66
135	Valley Park, Wasteland Avenue-15, 2nd Street, 126	89.66
136	Valley Park, Wasteland Avenue-15, 2nd Street, 127	89.66
137	Valley Park, Wasteland Avenue-15, 2nd Street, 128	89.66
138	Valley Park, Wasteland Avenue-15, 2nd Street, 129	89.66
139	Valley Park, Wasteland Avenue-15, 2nd Street, 130	89.66
140	Valley Park, Wasteland Avenue-15, 2nd Street, 131	89.66
141	Valley Park, Wasteland Avenue-15, 2nd Street, 132	89.66
142	Valley Park, Wasteland Avenue-15, 2nd Street, 133	89.66
143	Valley Park, Wasteland Avenue-15, 2nd Street, 134	89.66
144	Valley Park, Wasteland Avenue-15, 2nd Street, 135	89.66
145	Valley Park, Wasteland Avenue-15, 2nd Street, 136	89.66
146	Valley Park, Wasteland Avenue-15, 2nd Street, 137	89.66
147	Valley Park, Wasteland Avenue-15, 2nd Street, 138	89.66
148	Valley Park, Wasteland Avenue-15, 2nd Street, 139	89.66
149	Valley Park, Wasteland Avenue-15, 2nd Street, 140	89.66
150	Valley Park, Wasteland Avenue-15, 2nd Street, 141	89.66
151	Valley Park, Wasteland Avenue-15, 2nd Street, 142	89.66
152	Valley Park, Wasteland Avenue-15, 2nd Street, 143	89.66
153	Valley Park, Wasteland Avenue-15, 2nd Street, 144	89.66
154	Valley Park, Wasteland Avenue-15, 2nd Street, 145	89.66
155	Valley Park, Wasteland Avenue-15, 2nd Street, 146	89.66
156	Valley Park, Wasteland Avenue-15, 2nd Street, 147	89.66
157	Valley Park, Wasteland Avenue-15, 2nd Street, 148	89.66
158	Valley Park, Wasteland Avenue-15, 2nd Street, 149	89.66
159	Valley Park, Wasteland Avenue-15, 2nd Street, 150	89.66
160	Valley Park, Wasteland Avenue-15, 2nd Street, 151	89.66
161	Valley Park, Wasteland Avenue-15, 2nd Street, 152	89.66
162	Valley Park, Wasteland Avenue-15, 2nd Street, 153	89.66
163	Valley Park, Wasteland Avenue-15, 2nd Street, 154	89.66
164	Valley Park, Wasteland Avenue-15, 2nd Street, 155	89.66
165	Valley Park, Wasteland Avenue-15, 2nd Street, 156	89.66
166	Valley Park, Wasteland Avenue-15, 2nd Street, 157	89.66
167	Valley Park, Wasteland Avenue-15, 2nd Street, 158	89.66
168	Valley Park, Wasteland Avenue-15, 2nd Street, 159	89.66
169	Valley Park, Wasteland Avenue-15, 2nd Street, 160	89.66
170	Valley Park, Wasteland Avenue-15, 2nd Street, 161	89.66
171	Valley Park, Wasteland Avenue-15, 2nd Street, 162	89.66
172	Valley Park, Wasteland Avenue-15, 2nd Street, 163	89.66
173	Valley Park, Wasteland Avenue-15, 2nd Street, 164	89.66
174	Valley Park, Wasteland Avenue-15, 2nd Street, 165	89.66
175	Valley Park, Wasteland Avenue-15, 2nd Street, 166	89.66
176	Valley Park, Wasteland Avenue-15, 2nd Street, 167	89.66
177	Valley Park, Wasteland Avenue-15, 2nd Street, 168	89.66
178	Valley Park, Wasteland Avenue-15, 2nd Street, 169	89.66
179	Valley Park, Wasteland Avenue-15, 2nd Street, 170	89.66
180	Valley Park, Wasteland Avenue-15, 2nd Street, 171	89.66
181	Valley Park, Wasteland Avenue-15, 2nd Street, 172	89.66
182	Valley Park, Wasteland Avenue-15, 2nd Street, 173	89.66
183	Valley Park, Wasteland Avenue-15, 2nd Street, 174	89.66
184	Valley Park, Wasteland Avenue-15, 2nd Street, 175	89.66
185	Valley Park, Wasteland Avenue-15, 2nd Street, 176	89.66
186	Valley Park, Wasteland Avenue-15, 2nd Street, 177	89.66
187	Valley Park, Wasteland Avenue-15, 2nd Street, 178	89.66
188	Valley Park, Wasteland Avenue-15, 2nd Street, 179	89.66
189	Valley Park, Wasteland Avenue-15, 2nd Street, 180	89.66
190	Valley Park, Wasteland Avenue-15, 2nd Street, 181	89.66
191	Valley Park, Wasteland Avenue-15, 2nd Street, 182	89.66
192	Valley Park, Wasteland Avenue-15, 2nd Street, 183	89.66
193	Valley Park, Wasteland Avenue-15, 2nd Street, 184	89.66
194	Valley Park, Wasteland Avenue-15, 2nd Street, 185	89.66
195	Valley Park, Wasteland Avenue-15, 2nd Street, 186	89.66
TOTAL	544	19095.46

List of Mortgage Property as per revised layout Plan (Part- A)

S.No.	Description	Area
1	Valley Park South Avenue, 4th Street, 01	250.00
2	Valley Park South Avenue, 6th Street, 07	250.00
3	Valley Park South Avenue, 7th Street, 07	250.00
4	Valley Park South Avenue, 7th Street, 08	250.00
5	Valley Park South Avenue, 8th Street, 03	250.00
6	Valley Park South Avenue, 8th Street, 05	250.00
7	Valley Park South Avenue, 8th Street, 07	250.00
8	Valley Park South Avenue, 8th Street, 08	250.00
9	Valley Park South Avenue, 8th Street, 09	250.00
10	Valley Park South Avenue, 8th Street, 10	250.00
11	Valley Park South Avenue, 8th Street, 12	250.00
12	Valley Park South Avenue, 8th Street, 13	250.00
13	Valley Park South Avenue, 8th Street, 14	250.00
14	Valley Park South Avenue, 12th Street, 01	250.00
15	Valley Park South Avenue, 12th Street, 03	250.00
16	Valley Park South Avenue, 12th Street, 04	250.00
TOTAL AREA		4000.00

For VATIKA LIMITED

Authorised Signatory