



VVIP INFRAHOME PRIVATE LIMITED

(Formerly known as Luck Real Properties Private Limited)

Development Work Plan for "VVIP YAMUNA"

Project Location: Plot No. GH-01B/2, Sector 22D, Yamuna Expressway Industrial Development Authority

Project Area: 20,235 sq.mt.

Developer: VVIP Infrahome Private Limited

Coordinates:

Latitude	Longitude
28°19'05.51"N	77°31'54.64"E
28°19'10.69"N	77°31'57.71"E
28°19'04.15"N	77°31'58.69"E
28°19'08.93"N	77°32'01.52"E

Construction Commencement Date: 01/10/2025

Expected Project Completion Date: 30/10/2030

1. Project Overview

"VVIP Yamuna" is a premium residential development project comprising flats, landscaped gardens, internal roads, and community amenities, developed with modern construction standards and sustainable practices.

2. Objectives

- Complete flats construction and infrastructure within the planned timeline.
- Maintain high-quality standards and safety compliance.
- Ensure timely regulatory approvals and inspections.

3. Project Phases & Timeline

Phase	Activity	Start Date	End Date	Remarks
1	Site Preparation & Clearance	01/10/2025	09/01/2026	Boundary marking, clearing debris
2	Earthwork & Foundation	10/01/2026	03/02/2028	Excavation, RCC foundations
3	Structural Work	15/04/2026	26/07/2029	Columns, beams, slabs, walls
4	Roofing & Masonry	29/02/2028	10/01/2030	Roof installation, brickwork, plastering
5	Electrical Plumbing & HVAC	03/03/2027	11/07/2030	Wiring, water pipelines, HVAC ducts
6	Flooring, Painting & Interiors	26/03/2027	18/10/2030	Tiles, paint, interior finishes
7	External Development & Landscaping	21/06/2028	25/08/2030	Landscaping, boundary walls, roads
8	Inspection, Regulatory Approvals & Handover	19/10/2030	30/10/2030	Final inspection, approval, possession

Regd. Off. : S-550/51, School Block, Shakarpur, Delhi - 110092

E-mail : luckrealproperties@gmail.com



701030L2012PTC2429;

GSTIN-09AACCL3458J1;

4. Resource Planning

- **Manpower:** Project Managers, Site Engineers, Skilled Labours, Safety officers
- **Machinery:** Excavators, Cranes, Concrete Mixers, Scaffolding
- **Materials:** Cement, Steel, Bricks, Tiles, Plumbing & Electrical supplies
- **Quality Control:** Regular inspections, material testing, IS code adherence

5. Risk Management

- **Weather-related delays:** Schedule buffer included
- **Material shortages:** Tie-ups with multiple suppliers
- **Labour issues:** Contingency labour contracts
- **Regulatory delays:** Pre-approval of permits and inspections

6. Financial Milestones

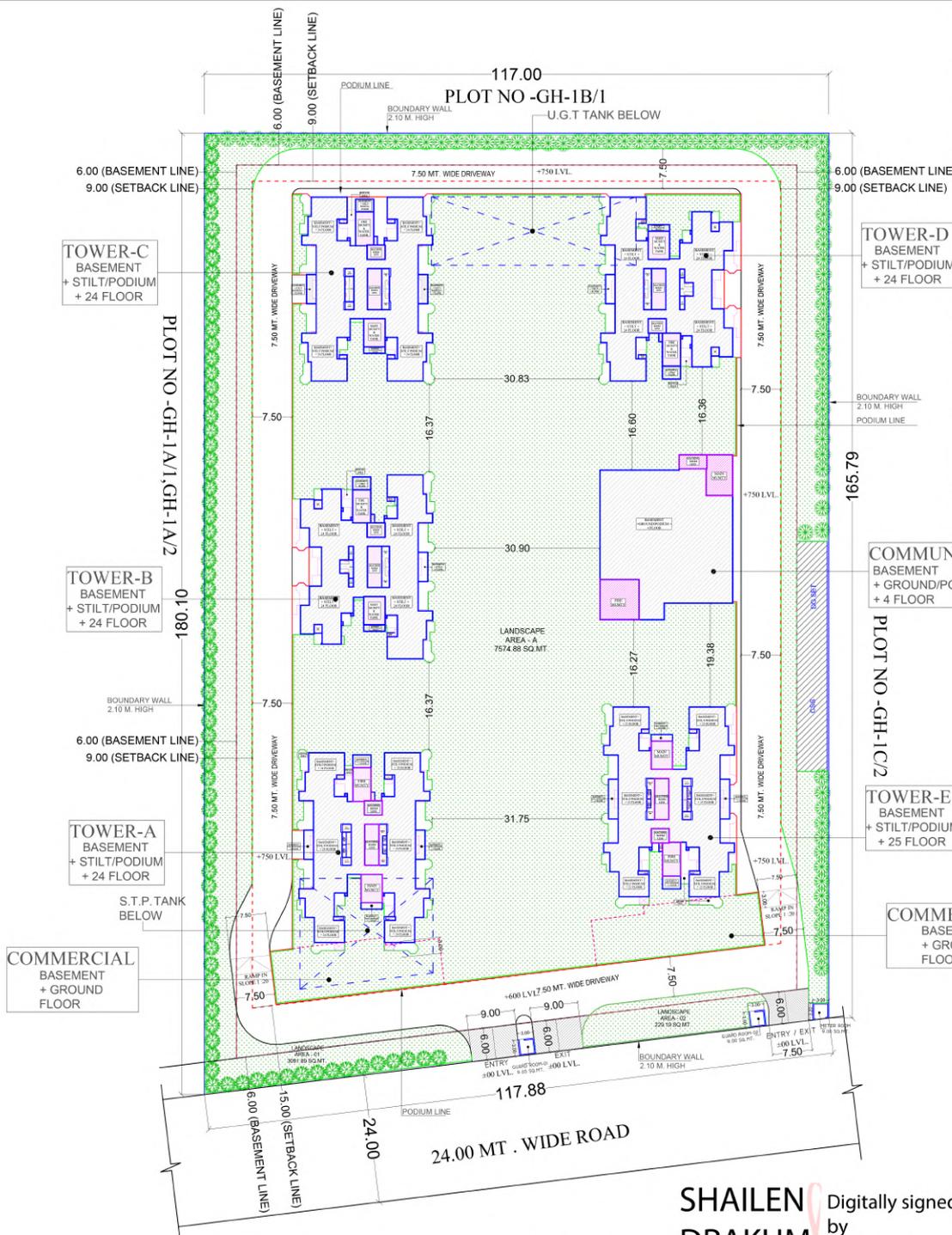
Milestone	Percentage of Completion	Expected Date
Site Preparation & Foundation	9%	03/02/2028
Structural Completion	42%	26/07/2029
Roof & Masonry Completion	52%	10/01/2030
Finishing Works	71%	18/10/2030
External Development & Landscaping	83%	25/08/2030
Project Completion & Handover	100%	30/10/2030

7. Certification

We hereby certify that construction work has commenced from **01/10/2025** and will be executed according to approved plans, adhering to quality, safety, and regulatory standards.

[Handwritten Signature]





S.NO	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT
1	TOTAL PERMISSIBLE F.A.R. AREA		63,740.25
2	TOTAL PERMISSIBLE F.A.R. AREA FOR HOUSING	3	4092.00
3	ADDITIONAL F.A.R. AREA FOR AREA BUILDINGS	2%	305.24
4	TOTAL PERMISSIBLE F.A.R. AREA (A+B)		6376.25
5	PERMISSIBLE GROUND COVERAGE @ 30% - 30% OF PLOT AREA	30%	792.25
6	PROPOSED GROUND COVERAGE	12.76%	408.98
7	PERMISSIBLE FAR AREA FOR COMMERCIAL USE - 10% OF PERMISSIBLE F.A.R. AREA - 1.0%	1.0%	407.60
8	PROPOSED COMMERCIAL F.A.R. AREA		605.80
9	TOTAL PROPOSED F.A.R. AREA		8319.00
10	TOTAL PROPOSED 15% FACILITY AREA		1247.85
11	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
12	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
13	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
14	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
15	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
16	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
17	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
18	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
19	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
20	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
21	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
22	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
23	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
24	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
25	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
26	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
27	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
28	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
29	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
30	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
31	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
32	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
33	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
34	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
35	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
36	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
37	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
38	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
39	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
40	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
41	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
42	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
43	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
44	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
45	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
46	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
47	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
48	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
49	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85
50	TOTAL PROPOSED 15% FACILITY AREA OF 10 PERMISSIBLE F.A.R. AREA		1247.85

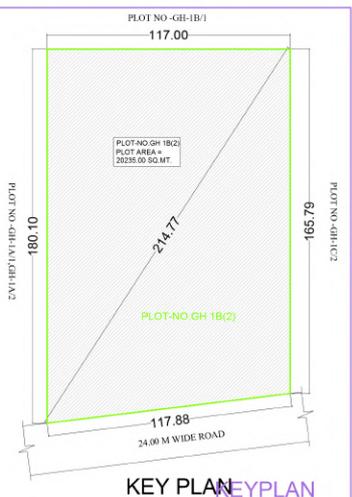
LANDSCAPE AREA AT PODIUM LVL.	
LANDSCAPE AREA-A	7574.88
TOTAL	7574.88

LANDSCAPE AREA AT GROUND LVL.	
LANDSCAPE AREA- 01	3091.89
LANDSCAPE AREA- 02	229.19
TOTAL	3321.08

TOTAL LANDSCAPE AREA = GROUND Lvl. + PODIUM Lvl. = 3321.08 + 7574.88 = 10895.96 SQ.MT.

SHAILEN DRAKUM AR BHATIA
 Digitally signed by SHAIENDRAKU MAR BHATIA
 Date: 2025.11.28 15:32:18 +05'30'

LANDSCAPE PLAN



PROJECT :-
 PROPOSED "VVIP YAMUNA" GROUP HOUSING AT PLOT NO. GH-01B/2, SECTOR-22D, YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY (YEIDA), G. B. NAGAR (U.P.)

BUILDERS & PROMOTERS :-
 VVIP INFRAHOME PRIVATE LIMITED (Formerly known as Luck Real Properties Private Limited) REGISTERED OFFICE OF THE COMPANY S-550/51, SCHOOL BLOCK, SHAKARPUR, DELHI, 110092

DRAWING TITLE :-
 LANDSCAPE PLAN

ARCHITECTS : Space Designers International
 B - 34, SECTOR-47, NOIDA
 Ph: +91 011 68337718, 91818120
 Mob: 981070399, 9811336231
 e-mail: spacedi@gmail.com, www.spacedi.com

DRAWN BY : VESHAL CHECKED BY : SCALE : 1:300 DATE :

OWNERS SIGNATURE ARCHITECTS SIGNATURE DRG. No. -L-01