



DETAIL OF PLOTS						
S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)	
1	I	5	11	55	217	
2	I(a)	4.77	10.49	50	9150	
3	II(NPNI)	10	21	210	70980	
4	II(a)	10.00	22.50	225	52200	
4a	II(a)(NPNI)	10.00	22.50	72	16200	
5	III	8.00	19.00	152	14744	
6	III	10.87	23.00	250	113500	
7	III(c)	10.00	27.50	135	37125	
8	IV	10.66	27.50	293	19055	
9	IV(a)	15.20	25.00	312.5	6	
10	V	12.72	27.50	350	87	
11	V(a)	14.54	27.50	400	13	
12	VI	15.27	27.50	420	64	
13	VII	18.21	27.50	500	5	
14	VIII	19.54	43.00	840	41	
15	IX	24.71	38.00	940	6	
16	X	20.66	48.35	999	1	
TOTAL					2020	453077
AREA (Ac.):-						111.9579
NURSING HOMES (REQUIRED: 4; PROVIDED: 6):-						1.5000
TOTAL AREA (Ac.):-						113.4579

AREA CALCULATIONS		
PARTICULARS	AREA IN ACRES	PERCENTAGE
AREA ALREADY LICENCED	180.5680	-
AREA AS PER LOI (Memo No. 3100-JE(VA)2017/33289 Dt. 22.12.2017)	51.16875	-
TOTAL SCHEME AREA	231.73675	-
AREA UNDER UNDETERMINED USE	3.0000	-
NET PLANNED AREA	228.73675	-
AREA UNDER RESIDENTIAL PLOTS	113.45791	49.60%
AREA UNDER COMMERCIAL	5.6600	2.47%
TOTAL SALEABLE AREA	119.11791	52.1%

POPULATION CALCULATIONS				
EWS PLOTS	404	@9 Per/DU	3636	PERSONS
OTHER PLOTS	1616	@13.5 Per/DU	21816	25452
DENSITY	25452	Per/	228.7368	Ac.
				111.3 PPA

SCHEDULE OF EWS & NPNI PLOTS		
EWS PLOTS @20%	REQUIRED	AVAILABLE
	404	404
NPNI PLOTS @25%	REQUIRED	AVAILABLE
	505	507

DETAIL OF COMMUNITY FACILITIES		
NURSERY SCHOOL	5	5
PRIMARY SCHOOL	3	3
HIGH SCHOOL	2	2
CRECHE	2	2
DISPENSARY	2	2
COMMUNITY CENTRE	1	1
CLUB	1	1
TAXI STAND	2	2
POLICE POST	-	-
RELIGIOUS BUILDING	2	2
ELECTRIC SUB-STATION	-	-
MILK & VEGETABLE BOOTH	4	7
SUB-POST OFFICE (IN COMM.)	2	2
ATMS (IN COMMERCIAL)	4	4
MULTIPURPOSE BOOTH (IN COMM.)	4	4
CLINICS (IN COMMERCIAL)	4	4
BEAUTY PARLOUR (IN COMM.)	4	4
HEALTH CENTRE	-	-

DETAIL OF GREEN AREA		
GREEN @2.5 m ² PER PERSON (Ac.)	REQUIRED	AVAILABLE
	15.7233	16.98

- LEGEND:**
- LICENCED SITE BOUNDARY
 - H.T. LINE
 - COMMUNITY FACILITIES
 - UNDETERMINED AREA
 - GREEN AREA
 - COMMERCIAL
 - AREA AS PER LOI (Memo No. 3100-JE(VA)2017/33289 Dt. 22.12.2017) - 51.16875 Ac.
 - DG SETS
 - PROPOSED C.S.S.
 - UGROUND FUEL TANK

20 of 2018 dt. 09-03-2018

- This revised layout plan for an area of 231.73675 acres (Dtg. No. DTCP 6333 dated 26.02.2018) comprised of license which is to be issued in respect of Residential Plotted Colony being developed by Ansal Properties & Infrastructure Ltd. in Sector 67 & 67A, Gurgaon is hereby approved subject to the following conditions:-
- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under lot 11 and the bilateral agreement.
- That the demarcation plans as per size of all the residential, commercial and institutional sites that get approved from the department and construction on these sites shall be governed by the Punjab Settlements and Control Area Act, 1956 and the Zoning Plan approved by the Director, 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 @ 60 meters.
- That for proper planning and integration of services in the area adjacent to the colony, the colourer shall advise by the directions of the DTCP for the modification of layout plan of the colony.
- That the revenue roads falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colourer shall advise by the directions of the DTCP, Haryana and accordingly that necessary changes in the layout plan for making any adjustment in the alignment of the perimeter roads, internal road, road reservation or for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
- That no proprietor shall derive access directly from the carriage way of 60 metres or more wide sector road.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colourer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colourer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreement of the licensee.
- No plot will derive an access from less than 12 metres wide road which means a minimum clear width of 12 metres between buildings.
- The portion of the sector/development plan roads/green belts as 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 303(A)(b) of the Act No. 1975.
- That the odd size plots are being approved subject to the condition 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 kanals.
- That you will have no objection to the regularization of the boundaries of the licensed 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.
- That the colourer/owner shall obtain the clearance/NOCs as per the provisions of the Notification No. S.O. 1533 (B) dated 14.02.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/development works as applicable.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colourer/owner shall use only Light-Emitting Diode (LED) lighting for internal lighting as well as Campus lighting.
- That the colourer/owner shall strictly comply with the directions issued vide Notification No. 19/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- That colourer/owner shall ensure the installation of Solar Panel/Plastic pipe provision of Haryana Solar Power Policy, 2015 issued by Haryana Government Renewable Energy Department vide notification no. 15/2015-5 Power dated 14.03.2015.
- That the colourer/owner shall ensure the installation of Solar Photovoltaic (PV) Panel as per the provisions of order No. 22/393955-SPower dated 21.08.2016 issued by Haryana Government Renewable Energy Department.

CONSULTANT: SRS consultants Pvt.Ltd. 55, 5th Floor, Deepak Building No.13, Nehru Place, Delhi. Tell: 011-43701195 Email: info@shriramsharanam.com

PROJECT: RESIDENTIAL PLOTTED COLONY "VARSAIA" SEC-67A, GURGAON, HARYANA

SHEET TITLE: STORM WATER DRAINAGE SCHEME

OWNER/AUTH SIGN: **ARCHITECT SIGN:** **CONSULTANT SIGN:**

PROJECT: "ESENCIA" - 67 & "VERSALIA" - 67A RESIDENTIAL PLOTTED COLONY SEC-67,67A GURGAON, HARYANA

REVISIONS	NO.	DATE	REVISION
R-4	6.268 ACS. AREA APPLIED EARLIER		
R-5	56.58 ACS. AREA LOI RECEIVED		
R-4	19.09.13	38.292 ACS.	
R-3	27.03.12	2.156 ACS.	
R-2	24.03.11	28.556 ACS.	
R-1	18.03.10	111.304 ACS.	

SHEET TITLE: LAYOUT PLAN

SCALE: 1:1500

DATE: -

DEALT BY: SANDEEP KUMAR

DRAWING NO. AP/SANC/S/LA/-7

DATE: -

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