



### DETAIL OF PLOTS

S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)
1	I	5 11	55	217	11935
2	I(a)	4.77 10.49	50	187	9350
3	II(NPNI)	10 21	210	338	70980
4	IIa	10.00 22.50	225	232	52200
4a	IIa(NPNI)	10.00 22.50	225	72	16200
5	IIb(NPNI)	8.00 19.00	152	97	14744
6	III	10.87 23.00	250	454	113500
7	IIIc	10.00 27.50	275	135	37125
8	IV	10.66 27.50	293	65	19055
9	IV(a)	15.20 25.00	312.5	6	1875
10	V	12.72 27.50	350	87	30450
11	V(a)	14.54 27.50	400	13	5200
12	VI	15.27 27.50	420	64	26875
13	VII	18.21 27.50	500	5	2500
14	VIII	19.54 43.00	840	41	34449
15	IX	24.71 38.00	940	6	5640
16	X	20.66 48.35	999	1	999
TOTAL					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-JEVA/2017/33289 D. 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

PLOTS	NO.	Per/DU	PERSONS
EWS PLOTS @20%	404	3636	1478864
OTHER PLOTS @13.5%	1616	21816	3525792
DENSITY	25452 Per/	228.7368 Ac.	111.3 PPA

### SCHEDULE OF EWS & NPNI PLOTS

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

### DETAIL OF COMMUNITY FACILITIES

FACILITY	REQUIRED	AVAILABLE
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	-	-
RECREATIONAL 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 <sup>2</sup> 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-JEVA/2017/33289 D. 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 6393 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 rule 11 and the bilateral agreement.
- That the demarcation plans as per size of all the residential, commercial and institutional sites shall be got approved from the engineering and construction on these sites shall be governed by the Punjab Schedule Rules and Controlled Area Notification of Unregulated Development Rules, 1965 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 as per 10 norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colourer shall abide 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 abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments in the alignment of the perimeter roads, internal road division or for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
- That no proposition 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.
- Wherever the area of the licensee is under construction shall be deemed to be open space.
- 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. 1974.
- That the site use plots 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 no plot shall exceed 2 karas.
- That you will have no objection to the registration of the boundaries of the licensed through plot and site 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 dispensance 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 Lamps (LED) fitting 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 Plants per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide notification no. 19/2016-5 Power dated 14.03.2016.
- That the colourer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/2016-SP dated 21.03.2016 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 "VERSALIA" SEC-67A, GURGAON, HARYANA

SHEET TITLE: ROAD PLAN

OWNER/AUTH SIGN: ARCHITECT SIGN: CONSULTANT SIGN:

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

REVISIONS	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	111.364 ACS.
SNo.	DATE	REVISION

SHEET TITLE: LAYOUT PLAN  
SCALE: 1:1500  
DATE: --  
DEALT BY: SANDEEP KUMAR

DRAWING NO. AP/SANC/S/L/L-7  
DATE: 05/07/18  
ANSAI API Building lifestyles since 1967  
115, ANSAL BHAWAN, 16-K.MARG, NEW DELHI-110001

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