



DETAIL OF PLOTS						
S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)	
1	I	5	11	55	217	
2	(a)	4.77	10.49	50	187	
3	II(NPWL)	10	21	210	338	
4	IIa	10.00	22.50	225	52200	
4a	IIa(NPWL)	10.00	22.50	225	16200	
5	IIb(NPWL)	8.00	19.00	152	14744	
6	III	10.87	23.00	250	454	
7	IIIa	10.00	27.50	275	135	
8	IV	10.66	27.50	293	65	
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 DL 22.12.2017)	51.16875	--
TOTAL SCHEME AREA	231.73675	--
AREA UNDER UNDETERMINED USE	3.0000	--
NOT 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	PERSONS
DENSITY	25452 Per/	228.7368 Ac.		111.3 FPA

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

DETAIL OF COMMUNITY FACILITIES		
	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	--	--
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		
	REQUIRED	AVAILABLE
GREEN @2.5 m ² PER PERSON (Ac.)	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 DL 22.12.2017) - 51.16875 Ac.
 --- DG SETS
 --- PROPOSED C.S.S.
 --- U/GROUND FUEL TANK

20 of 208 dt: 09-03-2018

This revised layout plan for an area of 231.73675 acres (Reg. No. DT/CA-433 dated 26.02.2018) comprised of lands which are to be used 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:
 1. This revised plan shall be made in conjunction with the master plan approved under Rule 11 and the material agreement.
 2. The demarcation plans for all plots shall be approved by the Planning Authority and Controlled Area Restriction of Unplanned Development Rules, 1965 and the zoning plan approved by the Director, Town & Country Planning, Haryana.
 3. The high-tension lines passing in the colony area shall be suitably aligned or right of way along the same to be maintained as per scheme.
 4. For proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of DTCP for the modification of layout plan of the colony.
 5. The revenue rates falling in the colony shall be kept free for contribution as shown in the layout plan.
 6. The collector shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the perimeter walls, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the colony as shown in the Development Plan.
 7. No property/plot shall have access directly from the carriage way of 45 metres or more wide sector road.
 8. All green belts provided in the layout plan shall be developed as per the Haryana Urban Development Authority/Department on the directions of the Director, Town & Country Planning, Haryana or as per the terms and conditions of the license.
 9. The collector/owner shall ensure that the roads/paths provided in the layout plan shall be developed as per the terms and conditions of the license.
 10. The collector/owner shall ensure that the roads/paths provided in the layout plan shall be developed as per the terms and conditions of the license.
 11. The portion of the roads/paths provided in the layout plan shall be developed as per the terms and conditions of the license.
 12. The collector/owner shall ensure that the roads/paths provided in the layout plan shall be developed as per the terms and conditions of the license.
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 20. The collector/owner shall ensure that the roads/paths provided in the layout plan shall be developed as per the terms and conditions of the license.

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

REV.	DATE	REVISION
R-6	02.08.2018	6.288 ACS. AREA APPLIED EARLIER
R-5	01.08.2018	56.58 ACS. AREA LOI RECEIVED
R-4	18.08.13	38.202 ACS.
R-3	27.03.12	2.154 ACS.
R-2	28.03.11	28.556 ACS.
R-1	10.03.10	111.594 ACS.

SHEET TITLE: **LAYOUT PLAN**
 SCALE: **1:1500**
 DATE: **09-03-2018**
 DEALT BY: **SANDEEP KUMAR**

DRAWING NO. **API/SANC/S.A/L-7**
 ANSAL API
 Building Lifestyles since 1967
 115, ANSAL BHAWAN, 16-K.S.MARG, NEW DELHI-110001

- Lic. No. 18 of 2011 (111.594 Acs.)
 - Lic. No. 21 of 2011 (28.556 Acs.)
 - Lic. No. 26 of 2012 (2.156 Acs.)
 - Lic. No. 81 of 2013 (38.262 Acs.)
 - Lic. No. 20 of 2018 (51.16875 Acs.)
- PART COMPLETION STAND APPLIED**
HRERA(Reg)/395/2017/1464 dt. 17.10.2017
REFER ANNEXURE PLAN