



**DETAIL OF PLOTS**

S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA	NO.	TOTAL AREA
		W L (Sq. Mtr.)	(Sq. Mtr.)		(Sq. Mtr.)
1	I	5 11	55	217	11935
2	(a)	4.77 10.49	50	187	9350
3	II(NP/L)	10 21	210	338	70980
4	III	10.00 22.50	225	232	52200
4a	III(NP/L)	10.00 22.50	225	72	16200
5	III	8.00 19.00	152	97	14744
6	III	10.87 23.00	250	454	113500
7	III	10.00 27.50	275	135	37125
8	IV	10.66 27.50	293	65	19055
9	V(a)	15.20 25.00	312.5	6	1875
10	V	12.72 27.50	350	87	30450
11	V(c)	14.54 27.50	400	13	5200
12	VII	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
				<b>TOTAL</b>	<b>453077</b>

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 L.O.I. (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 FPA

**SCHEDULE OF EWS & NP/L PLOTS**

	REQUIRED	AVAILABLE
EWS PLOTS @20%	404	404
NP/L 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 <sup>2</sup> PER PERSON (Ac.)	15.7233	16.98

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

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- This revised layout plan for an area of 231.73675 acres (Ctg. No. DTCP/433 dated 26.02.2018) comprised of EWS plots, NP/L plots and commercial plots, is hereby approved subject to the following conditions:-
- The layout plan shall be in accordance with the approved layout plan and the agreement executed under Rule 11 and the bye-laws of the Haryana Urban Development Authority, Gurgaon.
- The demarcation of the plots and the construction of the plots shall be in accordance with the approved layout plan and the bye-laws of the Haryana Urban Development Authority, Gurgaon.
- The high-tension lines passing in the colony area shall be suitably aligned or right of way along the same shall be maintained as per the bye-laws.
- 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.
- The revenue area falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- The collector shall advise 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 peripheral roads, internal road circulation or for proper integration of the service provided in the adjoining areas as shown on the approved layout plan.
- No property/plot shall be directly accessed from the carriageway of 45 metres or more wide sector road.
- All green belts provided in the layout plan within the scheme area of the colony shall be developed by the collector. All other green belts outside the scheme area shall be developed by the Haryana Urban Development Authority, Gurgaon as per the bye-laws of the Haryana Urban Development Authority, Gurgaon and in accordance with the terms and conditions of the agreements of the HUDA.
- The collector/owner shall ensure that the proposed layout plan shall be in accordance with the bye-laws of the Haryana Urban Development Authority, Gurgaon.
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APPROVED BY: DATE: 09-03-2018

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

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

R-4	6.268 ACS. AREA APPLIED EARLIER	SHEET TITLE: LAYOUT PLAN	DRAWING NO. AP/SANC/SLA/L-7
R-5	56.56 ACS. AREA L&A RECEIVED	SCALE: 1:1500	DATE: 09-03-2018
R-4	19.09.13 38.292 ACS.		
R-3	27.03.12 2.156 ACS.		
R-2	26.03.11 28.556 ACS.		
R-1	10.03.10 111.594 ACS.		

REVISIONS: [Table with 2 columns: No., Description]

DRY: SANDEEP KUMAR

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