



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(NP/L)	10	21	210	338	70980
4	II(a)	10.00	22.50	225	232	52200
4a	IIa(NP/L)	10.00	22.50	225	72	16200
5	IIb(NP/L)	8.00	19.00	152	97	14744
6	III	10.87	23.00	250	454	113500
7	III(a)	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(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					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				
PLOTS	NO.	Per/DU	PERSONS	
EWS PLOTS	404	09	3636	
OTHER PLOTS	1616	13.5	21816	
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	-	-
RELIIGIOUS 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 LOI (Memo No. 3100-JE(VA)2017/33289 Dt. 22.12.2017) - 51.16875 Ac.
  - DG SETS
  - PROPOSED C.S.S.
  - UGROUNDFUEL TANK

20 of 208 dt: 09-03-2018

1. That this revised layout plan for an area of 231.73675 acres (Cmp. No. DTCP-433 dated 26.02.2018) comprised of EWS plots 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:-
2. That the demarcation plan as per all of the residential, commercial and institutional sites shall be approved from the Department and construction on these sites shall be governed by the Purview Schemed Roads and Controlled Area Restriction of Unregulated Development Rules, 1995 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
3. That 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 DTCP.
4. That 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. That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That 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 peripheral roads, internal road circulation or for proper integration of the service provided in the adjoining areas of the colony as shown in the development plan.
7. That no property/plot shall derive access directly from the carriageway of 45 metres or more wide sector road.
8. 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/Collector on the directions of the Director, Town & Country Planning, Haryana or as accordance with terms and conditions of the agreements of the borrower.
9. That the collector/owner shall ensure that the green belts provided in the layout plan shall be developed in accordance with the following conditions:-
10. The collector/owner shall ensure that the green belts provided in the layout plan shall be developed in accordance with the following conditions:-
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**PROJECT:**  
**"ESENZIA" - 67 & "VERSALIA" - 67A**  
**RESIDENTIAL PLOTTED COLONY**  
**SEC-67,67A GURGAON, HARYANA**

REV.	DATE	REVISION
R-4	19.09.13	6.288 ACS. AREA APPLIED EARLIER
R-5	27.03.12	56.50 ACS. AREA L&I RECEIVED
R-3	27.03.12	2.156 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: -  
 DRAWN BY: SANDEEP KUMAR

DRAWING NO. AP/SANC/SLA/L-7  
 ANSAL API  
 Building lifestyles since 1967  
 115, ANSAL BHAWAN, 16-K.G.MARG, NEW DELHI-110001