



DETAIL OF PLOTS						
S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA	NO.	TOTAL AREA	
		W L (Sq. Mtr.)			(Sq. Mtr.)	
1	I	5 11	55	217	11935	
2	II(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	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 (Acs.):						111.9579
NURSING HOMES (REQUIRED: 4; PROVIDED: 6):						1.5000
TOTAL AREA (Acs.):						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	404	89	Per/DU	PERSONS
OTHER PLOTS	1616	13.5	Per/DU	21816
DENSITY	25452	Per/	228.7368 Ac.	111.3 FPA

SCHEDULE OF EWS & NPFL PLOTS		
	REQUIRED	AVAILABLE
EWS PLOTS @20%	404	404
NPFL 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 (Acs.)	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 Acs.
 - DG SETS
 - PROPOSED C.S.S
 - U/GROUND FUEL TANK

20 of 208 dt: 09-03-2018

1. That this revised layout plan for an area of 231.73675 acres (Reg. No. DT/433 dated 26.02.2018) comprised of EWS and NPFL plots is hereby approved subject to the following conditions:
 1. That the layout plan shall be read in conjunction with the clause appearing in the agreement executed under Rule 13 and the material agreement.
 2. That the demarcation plans as per all of the residential, commercial and institutional sites shall be got approved from the Department and construction on these sites shall be governed by the Purva Schedules 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 have to be suitably aligned or right of way along the same shall be maintained as per DT/1000.
 4. That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of DT/1000 for the modification of layout plans 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 DT/1000 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 in the Development Plan.
 7. That no property shall derive access directly from the carriage way of 45 metres or more wide sector road.
 8. All green belts provided in the layout plan within the bounded area of the colony shall be developed by the collector. All other green belts outside the bounded area shall be developed by the Haryana Urban Development Authority/Collector as the directors of the Director, Town & Country Planning, Haryana or as accordance with terms and conditions of the agreement of the borrower.
 9. That the collector shall ensure that the roads provided in the layout plan shall be constructed as per the plan.
 10. 100 feet wide drive an access from this shall be 12 meters wide road which shall be minimum clear width of 12 metres between plots.
 11. The portion of the sector/development plan roads (green belts) as provided in the Development Plan, which form part of the bounded area shall be transferred free of cost to the government on the area of sector (B)(VI)(ii) of the Act No.18 of 1974.
 12. That the plot area shall be approved subject to the condition that these plots should not have a coverage of less than 75% of the standard coverage when demarcated area of plot shall exceed 2 ha.
 13. That you will have no objection to the regularization of the boundaries of the EWS through give and take with the land that is ready to be acquired in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 14. That the collector/owner shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 EB Dated 14.02.2016 issued by Ministry of Environment and Forest, Government of India before starting the construction/development of development works as per DT/1000.
 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Policy, notifiably applicable.
 16. That the collector/owner shall use only Light-Emitting Diode (LED) lighting for internal lighting as well as Campus lighting.
 17. That the collector/owner shall strictly comply with the directions issued vide Notification No. 30/A/2016-SP dated 11.03.2016 issued by Haryana Government Renewable Energy Department.
 18. That the collector/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2010 issued by Haryana Government Renewable Energy Department vide notification No. 30/A/2016-SP dated 14.03.2016.
 19. That the collector/owner shall ensure the installation of solar Photovoltaic Power Plant as per the provisions of order No. 32/2016/SP dated 11.03.2016 issued by Haryana Government Renewable Energy Department.

RAJNATH SINGH
 DIRECTOR (GENERAL) DT/1000
 SURESH KUMAR
 DIRECTOR (GENERAL) DT/1000
 NITIN KUMAR
 DIRECTOR (GENERAL) DT/1000
 J. L. BHATIA
 DIRECTOR (GENERAL) DT/1000

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	56.56 ACS. AREA LDR RECEIVED
R-3	27.03.12	38.262 ACS.
R-2	28.03.11	2.156 ACS.
R-1	10.03.10	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/540C/54/L-7
 SANDEEP KUMAR
 22-03-17
 (LDR/PLANNER)
 ASST. V.P. (SACTIONS)
ANSAL API
 Building lifestyles since 1967
 115, ANSAL BHAWAN, 16-K.G.MARG, NEW DELHI-110001