

60 Mtr. WIDE SECTOR ROAD

SECTOR 67

SECTOR 67

SECTOR 67A

Approved Licensed Commercial

### DETAIL OF PLOTS

S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA (Sq. Mtr.)	NO.	TOTAL AREA (Sq. Mtr.)	
1	I	5	55	217	11935	
2	I(c)	4.77	10.49	50	9350	
3	II(NPNI)	10	21	338	70980	
4	II	10.00	22.50	225	52200	
4e	II(NPNI)	10.00	22.50	225	16200	
5	III(NPNI)	8.00	19.01	152	14744	
6	III	10.87	23.00	290	454	113500
7	III	10.00	27.50	275	135	37125
8	IV	10.86	27.50	293	65	19055
9	IV(c)	15.20	25.00	312.5	6	1875
10	V	12.72	27.50	300	87	30450
11	V(c)	14.64	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	19.94	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: 0)						15000
TOTAL AREA (Ac.)						113.4579

### AREA CALCULATIONS

PARTICULARS	AREA IN ACRES	PERCENTAGE
AREA ALREADY LICENSED	180.5680	-
AREA AS PER LOI (Memo No. 3100-JE/VA/2017/31285 Dt. 22.12.2017)	51.16875	-
TOTAL SCHEME AREA	231.73675	-
AREA UNDER UNDETERMINED USE	3.0000	-
NET AVAILABLE 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	Area	Per/DU	PERSONS	
EWS PLOTS	404	49	3636	
OTHER PLOTS	1616	3.5	21816	
DENSITY	25452	Per/7	228.7368 Ac.	111.3 FPA

### SCHEDULE OF EWS & NPNI PLOTS

Category	REQUIRED	AVAILABLE
EWS PLOTS @20%	404	404
NPNI	1000	1000

### DETAIL OF COMMUNITY FACILITIES

FACILITY	REQUIRED	AVAILABLE
NURSERY SCHOOL	5	5
PRIMARY SCHOOL	3	3
HIGH SCHOOL	2	2
CRèche	2	2
DISPENSARY	2	2
COMMUNITY CENTRE	1	1
CLUB	1	1
TAX STAND	2	2
POLICE POST	-	-
REVENUE 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

Category	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/2017/31285 Dt. 22.12.2017) - 51.16875 Ac.
- DG STS
- 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 (Reg. No. DTCP-033) dated 26.03.2018 comprised of lands which is to be issued in respect of residential Plotted Colony developed by Ansal Properties & Infrastructure Ltd. Sector 67 & 67A, Gurgaon is hereby approved subject to the following conditions:

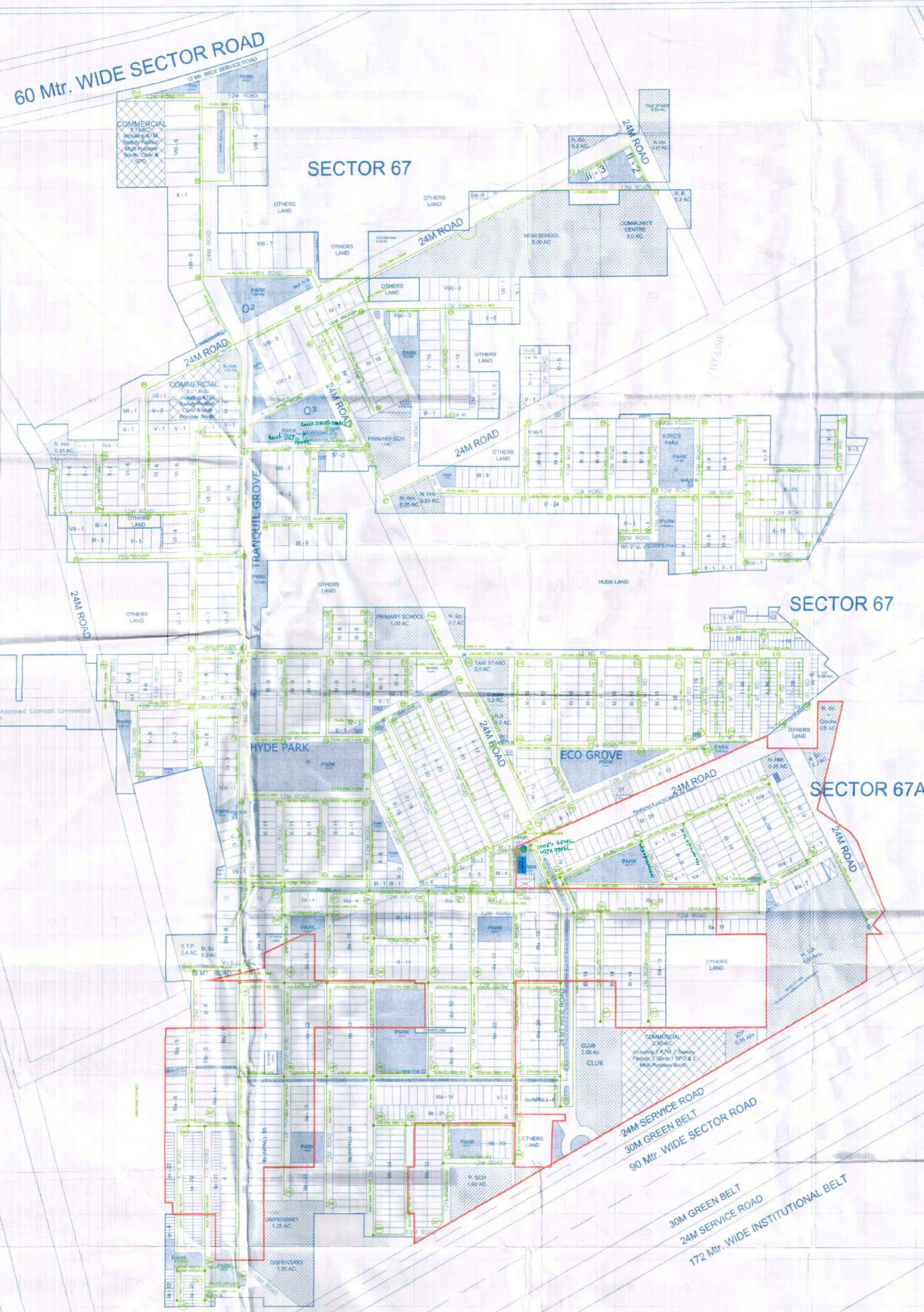
- The layout plan shall be read in conjunction with the clauses appearing in the agreement executed under No. 11 and the Master Agreement.
- The construction shall be in accordance with the approved layout plan and all the services shall be provided from the Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Area Regulations of Municipal Corporation, 1955 and the Gurgaon Plan approved by the Director, Town & Country Planning, Haryana.
- The right-of-way shall be provided in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per G.O. terms.
- The proper planning and integration of services in the area adjacent to the colony, the criterion shall be the direction of the DTCP for the modification of layout plan of the colony.
- The revenue rate falling in the colony shall be kept free for circulation/investment as shown in the layout plan.
- The developer shall apply for the direction of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments in the alignment of the perimeter road, internal road circulation or for proper integration of the layout plan of the colony with the adjacent area of the colony as shown in the Development Plan.
- No prospecting shall be allowed in any part of the colony area of 45 metres or more wide sector road.
- All green belts provided in the layout plan within the reserved area of the colony shall be developed by the developer. All other green belts outside the reserved area shall be developed by the Haryana Urban Development Authority/Department on the direction of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreement of the developer.
- The developer shall ensure that the layout plan shall be approved by the Director, Town & Country Planning, Haryana.
- No site plan shall be issued from the DTCP Haryana until the developer has a minimum size of 12 metres across the plot.
- The proposed sector development plan shall be approved as provided in the Development Plan, which form part of the conditions shall be transferred free of cost to the government on the lines of section 3(3)(ii) of the Act No. 19 of 1974.
- The developer shall ensure that the layout plan shall be approved by the Director, Town & Country Planning, Haryana.
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- The developer shall ensure that the layout plan shall be approved by the Director, Town & Country Planning, Haryana.

**CONSULTANT :-** SRS consultants Pvt Ltd. 55, 5th Floor, Deepak Building No. 13 Nehru Place, Delhi. Tel: -011-43701155. Email - info@shriramsharanam.com

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

**SHEET TITLE:-** WATER SUPPLY

**OWNER/AUTH SIGN.** **ARCHITECT SIGN.** **CONSULTANT SIGN.**



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

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

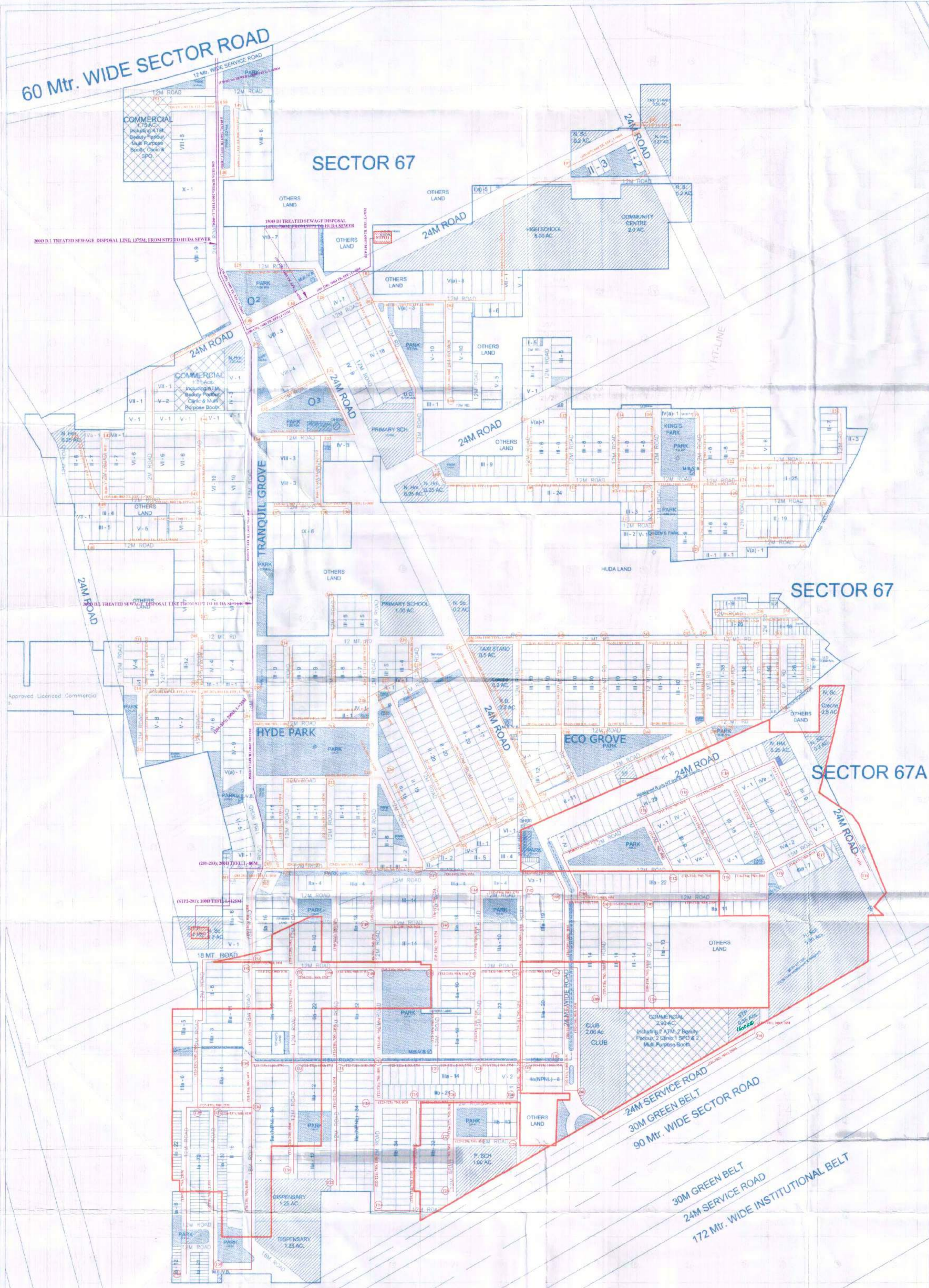
SHRIRAM SHARANAM  
 TPO-04/75  
 (DIPLOMA PLANNING)

**ANSAL API**  
 Building lifestyles since 1967

115, ANSA BHAWAN, 16-K, CHANDR, NEW DELHI-110001

For Ansal Properties & Infrastructure Ltd.  
 SRS Consultants Pvt Ltd.  
 55, 5th Floor, Deepak Building No. 13 Nehru Place, Delhi.  
 Tel: -011-43701155  
 Email - info@shriramsharanam.com





**DETAIL OF PLOTS**

S.NO.	TYPE	SIZE (Sq. Mtr.)		AREA	NO.	TOTAL AREA	
		W	L				
1	I	5	11	55	217	11835	
2	II(a)	4.77	10.49	50	187	9350	
3	III(NPRL)	10	21	210	338	70980	
4	IV	10.00	22.50	225	232	52200	
5	IV(NPRL)	10.00	22.50	225	72	16200	
6	III(NPRL)	8.00	19.00	152	97	14748	
7	III	10.89	23.00	250	454	113500	
8	III	15.00	27.50	275	135	37125	
9	IV	10.66	27.50	293	65	19055	
10	V	12.72	27.50	350	87	30450	
11	V(a)	14.54	27.50	400	13	5200	
12	V	15.27	27.50	420	64	26875	
13	VII	18.21	27.50	500	5	2500	
14	VII	19.54	43.00	840	41	34448	
15	IX	24.71	38.00	940	6	5640	
16	X	20.66	48.35	999	1	999	
TOTAL						2020	453377
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	180.3680	-
AREA AS PER LOI (Memo No. 3100-JE(VA)2017/33289 Dt. 22.12.2017)	51.16875	-
TOTAL SCHEME AREA	231.53675	-
AREA UNDER UNDEVELOPED USE	5.0000	-
NET PLANABLE AREA	226.53675	-
AREA UNDER RESIDENTIAL PLOTS	113.45791	49.62%
AREA UNDER COMMERCIAL	5.6600	2.47%
TOTAL SALEABLE AREA	119.11791	52.1%

**POPULATION CALCULATIONS**

Category	Plots	Per/Dw	Persons
EWS PLOTS	404	99	3656
OTHER PLOTS	1616	11.5	21818
DENSITY	29452	Per/Ac.	228.7368
			111.3 FPA

**SCHEDULE OF EWS & NPRL PLOTS**

Category	REQUIRED	AVAILABLE
EWS PLOTS @ 25%	404	464
NPRL 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	-	-
RECREATION BUILDING	-	-
ELECTRIC SUB-STATION	-	-
MILK & VEGETABLE BOOTH	-	-
SUB-POST OFFICE (IN COMM.)	2	2
ATMS (IN COMMERCIAL)	4	4
MULTI-PURPOSE BOOTH (IN COMM.)	4	4
CLINICS (IN COMMERCIAL)	4	4
BEAUTY PARLOUR (IN COMM.)	4	4
HEALTH CENTRE	-	-

**DETAIL OF GREEN AREA**

Category	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
- UNDEVELOPED 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.
- UGROUND FUEL TANK

- 20 of 2018 dt 09-03-2018
- The revised layout plan for an area of 231.53675 acs (Dtg. No. DTP-0333 dated 26.02.2018) is comprised of EWS plots in Sector 67 & 67A, Gurgaon is hereby approved subject to the following conditions:-
  - The site layout plan shall be read in conjunction with the plans approved under order No. 11 and the layout plan.
  - That the demarcation plans as per site of all the residential, commercial and institutional plots shall be approved from the Department and construction of these plots shall be governed by the Punjab Scheduled Roads and Commercial Areas Restriction of Unauthorised Development Rules, 1966 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 O.S. nos.
  - That for proper planning and integration of services in the area adjacent to the colony, the collector shall abide by the directions of the DTCP for the modification of layout plan of the colony.
  - That the revenue area falling in the colony shall be kept free for circulation/development as shown in the layout plan.
  - 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 adjustments in the alignment of the proposed roads, internal road circulation or for proper integration of the zoning proposals of the adjoining areas of the colony as shown on the Development Plan.
  - That no proprietor shall divert access directly from the carriage way of 45 meters or more wide sector road.
  - 25 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 of the directions of the Director, Town & Country Planning, Haryana and in accordance with terms and conditions of the agreement of the collector.
  - The collector shall provide the following community facilities:-
  - 30 mtr. wide road shall be provided in the colony area with a minimum level width of 12 meters between the plots.
  - The portion of the colony/development plan roads/fences shall be provided in the Development Plan, which form part of the reserved area shall be transferred free of cost to the government on the lines of section 8(3)(b) of the Act No. 16 of 1975.
  - The odd size plots are being approved subject to the condition that these plots should not have a frontage of less than 7.50 metres standard frontage when generated and area of plot shall not exceed 2.5 acs.
  - The area will have no objection to the registration of the boundaries of the licence through give and take with the same the area to be made available to the collector for the purpose of the layout plan and integration of services. The decision of the competent authority shall be final and not subject to appeal.
  - That the collector shall obtain the clearance/NOI as per the provisions of the notification No. S.O. 1249 (8) dated 04.02.2008 issued by Ministry of Environment and Forests, Government of India before starting the construction/development works at site if applicable.
  - The collector shall provide the following facilities:-
  - That the collector shall use only light emitting diode lamps (LED) lighting for external lighting as well as Campus lighting.
  - That the collector shall comply with the directives issued vide notification No. 18/2015-SP dated 31.03.2015 issued by Haryana Government Renewable Energy Department.
  - That the collector shall ensure the installation of Solar Photovoltaic (PV) Panel projects of minimum 500 KW capacity, 2018 issued by Haryana Government Renewable Energy Department vide notification No. 18/2015-SP dated 31.03.2015.
  - That the collector shall ensure the installation of Solar Photovoltaic (PV) Panel as per the provisions of order No. 22-2015-SP dated 16.03.2015 issued by Haryana Government Renewable Energy Department.

**CONSULTANT:-**  
SRS consultants Pvt.Ltd.  
55, 5th Floor, Deepak Building No 13 Nehru Place, Delhi  
Tel:-011-43701195  
Email :- info@shramsharam.com

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

**SHEET TITLE:-** TREATED EFFLUENT SUPPLY

**OWNER/AUTH SIGN:**

**ARCHITECT SIGN:**

**CONSULTANT SIGN:**

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

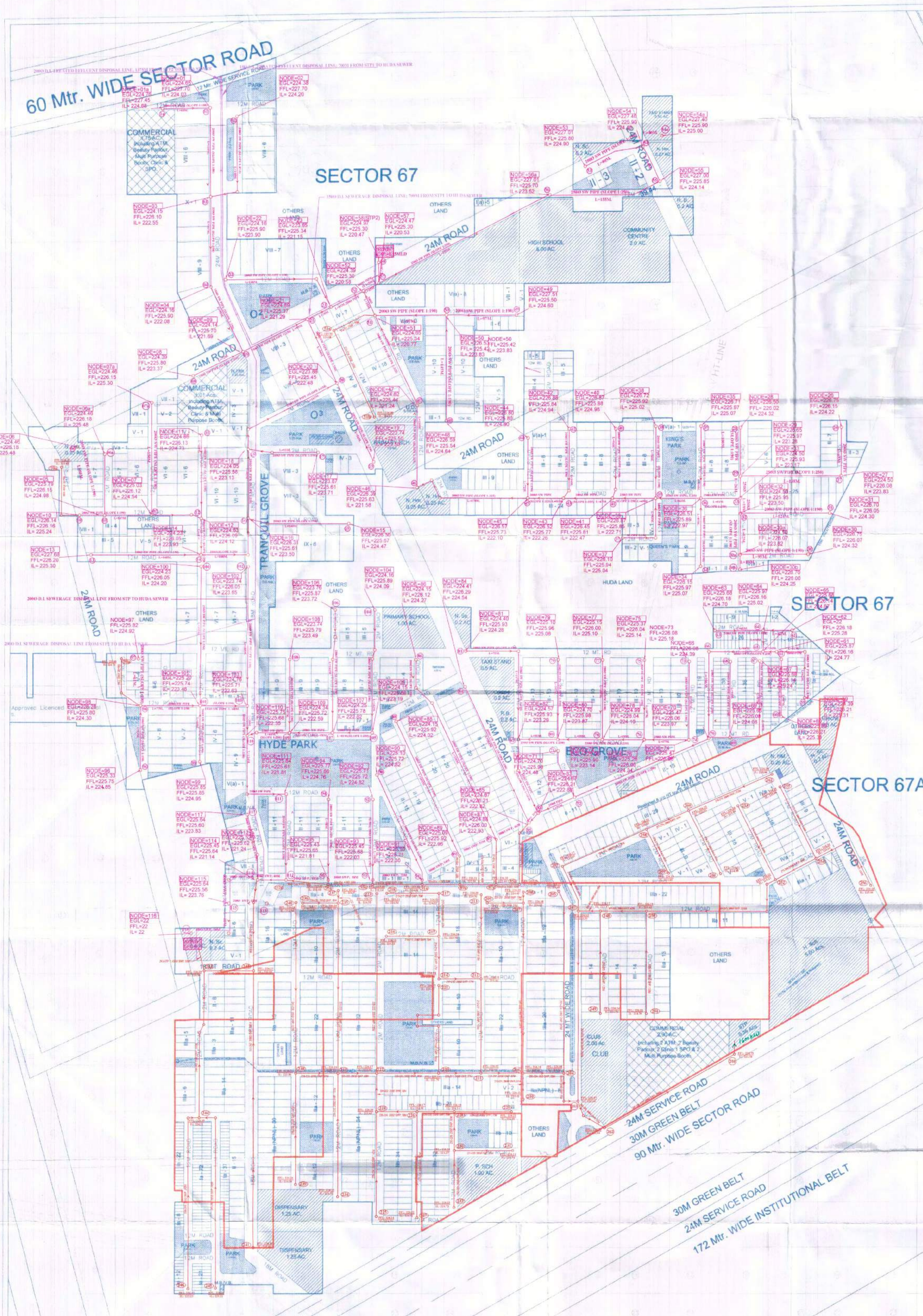
REVISIONS:

NO.	DATE	REVISION
1	04-11-2018	4298 ACS. AREA APPLIED EARLIER
2	04-11-2018	5650 ACS. AREA LOI RECEIVED
3	27-03-19	2176 ACS.
4	27-03-19	2855 ACS.
5	19-03-19	11138 ACS.
6	30-03-19	REVISION

**SHEET TITLE:** LAYOUT PLAN  
**SCALE:** 1:1500  
**DATE:** -  
**DESIGNER:** SANDEEP KUMAR

**DRAWING NO.:** API/SANC/154/1-7  
**ANSAI API**  
Building lifestyles since 1987  
112, ANSAI BHAWAN, 16-4, G.M.R.O., NEW DELHI - 110017





### DETAIL OF PLOTS

S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA NO.	TOTAL AREA (Sq. Mtr.)
1	I	5	13	517
2	II	4.77	10.49	187
3	III(NPML)	10	21	338
4	IV	10.06	225	232
4a	III(NPML)	10.06	225	72
5	III(NPML)	8.08	19.05	152
6	III	13.87	23.0	454
7	VII	10.00	27.5	135
8	IV	10.66	27.50	85
9	VII(a)	15.26	312.5	6
10	V	12.73	27.50	87
11	VII(a)	14.54	27.50	13
12	VI	15.27	27.50	64
13	VII	8.21	27.50	5
14	VII	19.54	43.00	41
15	IX	24.71	38.00	6
16	X	20.56	48.35	1
TOTAL				45377
AREA (Ac.)				111.8579
NURSING HOMES (REQUIRED: 4, PROVIDED: 6)				1.5000
TOTAL AREA (Ac.)				113.4579

### AREA CALCULATIONS

PARTICULARS	AREA IN ACRES	PERCENTAGE
AREA ALREADY LICENSED	180.5680	-
AREA AS PER LOI (Memo No. 3100-(V)2017/33289 Dt. 22.12.2017)	51.16875	-
TOTAL SCHEME AREA	231.73675	-
AREA UNDER UNDEVELOPED USE	3.0300	-
AREA UNDER RESIDENTIAL PLOTS	113.4579	49.80%
AREA UNDER COMMERCIAL	5.6600	2.47%
TOTAL SALEABLE AREA	119.11791	52.1%

### POPULATION CALCULATIONS

PLOTS	NO.	PER/PLT	TOTAL	PERSONS
EWS PLOTS	404	69	3636	3636
OTHER PLOTS	1618	13.5	21816	21816
DENSITY	25412	Per/	229.7368	111.3 FPA

### SCHEDULE OF EWS & NPML PLOTS

NO. OF PLOTS @ 25%	REQUIRED	AVAILABLE
EWS PLOTS @ 25%	404	404
NPML PLOTS @ 25%	505	505

### DETAIL OF COMMUNITY FACILITIES

FACILITY	REQUIRED	AVAILABLE
NURSERY SCHOOL	5	5
PRIMARY SCHOOL	3	3
HIGH SCHOOL	2	2
CRèche	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	4	7
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	16.96

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

- 20 of 2018 dt. 09-03-2018
- This revised layout plan for an area of 231.73675 acres (DTP-4331 dated 20.02.2020) comprised of Sector 67 & 67A, Gurgaon is hereby approved subject to the following conditions:
- The site layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the related bye-laws.
  - The development plan as per one of all the residential, commercial and industrial sites shall be approved from the Department and construction on these sites shall be governed by the Revised Scheme and Detailed Area Regulation of Unregulated Development Act, 1955 and the Zoning Map approved by the Director, Town & Country Planning, Haryana.
  - The high tension lines passing in the colony shall have to be suitably aligned or right of way along the same shall be maintained as per norms.
  - For proper planning and integration of services in the area adjacent to the colony, the corridor shall be provided by the developer of the colony for the installation of bus stand and other facilities.
  - The developer shall provide the water supply to the colony and shall be responsible for the maintenance of the same.
  - The developer shall provide the drainage system for the colony and shall be responsible for the maintenance of the same.
  - The developer shall provide the electricity supply to the colony and shall be responsible for the maintenance of the same.
  - All green belts provided in the layout plan within the reserved area of the colony shall be developed by the developer. All other green belts within the reserved area shall be developed by the Haryana Urban Development Authority or the Director, Town & Country Planning, Haryana or as per the provisions of the Act and bye-laws.
  - The developer shall provide the necessary infrastructure facilities like roads, drains, water supply, electricity, etc. as per the provisions of the Act and bye-laws.
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PROJECT: - "ESENZIA" - 67 & "VERSALIA" - 67A RESIDENTIAL PLOTTED COLONY SEC-67,67A GURGAON, HARYANA

4.288 ACS. AREA APPLIED EARLIER  
16.58 ACS. AREA LOI RECEIVED

SHEET TITLE: LAYOUT PLAN  
SCALE: 1:1500  
DATE: 10.03.18  
REVISION: 01

DRAWING NO. AP/5/ANC/54/A-1  
SANDEEP KUMAR  
DGM (LAYOUT PLANNING)

ANSAL API  
Building lifestyles since 1967  
115, ANSA, BHANAR, 16-A, MARU, NEW DELHI-110001

CONSULTANT: - SRS consultants Pvt.Ltd  
55, 5th Floor, Deepak Building No.13, Nehru Place, Delhi  
Tel: 011-43701195  
Email: info@srsconsultants.com

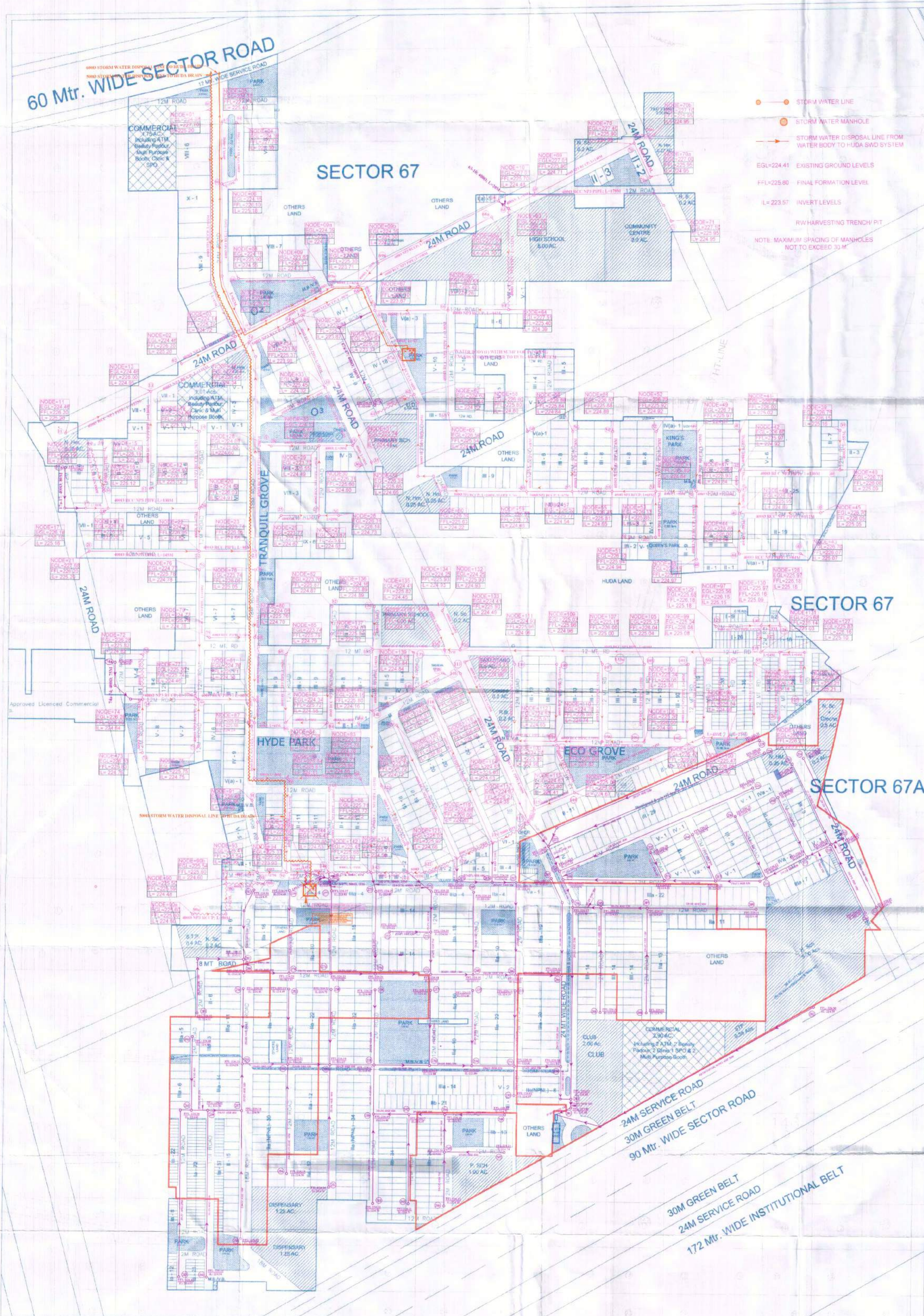
PROJECT: - RESIDENTIAL PLOTTED COLONY "VERSALIA" SEC-67A, GURGAON, HARYANA

SHEET TITLE: - SEWERAGE

OWNER/AUTH SIGN: - ARCHITECT SIGN: - CONSULTANT SIGN: -

For Ansal Properties & Infrastructure Ltd  
For SRS Consultants Pvt. Ltd





**DETAIL OF PLOTS**

S.NO.	TYPE	SIZE (Sq. Mtr.)	AREA	NO.	TOTAL AREA (Sq. Mtr.)	
1	I	5	11	55	217	
2	(i)	4.77	10.43	50	187	
3	(NPNL)	10	21	110	338	
4	(i)	10.00	22.50	225	5220	
4a	(NPNL)	10.00	22.50	225	5220	
5	(NPNL)	8.00	19.00	152	92	
6	II	10.87	23.00	250	454	
7	III	10.00	27.50	275	135	
8	IV	10.66	27.50	293	85	
9	(i)	15.20	25.00	312.5	6	
10	V	12.79	27.50	350	87	
11	(i)	14.58	27.50	400	13	
12	V	15.27	27.50	400	64	
13	VI	18.21	27.50	500	5	
14	VII	19.54	43.00	840	41	
15	X	24.71	38.00	940	6	
16	X	20.65	48.35	999	1	
TOTAL					2020	45,507.7
AREA (Acr.)						111.9579
NURSING HOMES (REQUIRED: 4, PROVIDED: 6)						1.5000
TOTAL AREA (Acr.)						113.4579

**AREA CALCULATIONS**

PARTICULARS	AREA IN ACRES	PERCENTAGE
AREA ALREADY LICENSED	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 UNLICENSED USE	3.9000	-
AREA UNDER RESIDENTIAL PLOTS	113.4579	49.60%
AREA UNDER COMMERCIAL	5.6600	2.47%
TOTAL SALEABLE AREA	119.11791	52.1%

**POPULATION CALCULATIONS**

TYPE	NO.	PER/DU	PERSONS	PERSONS
LWS PLOTS	404	89	3836	3836
NPPL PLOTS	1616	13.5	21816	25652
DENSITY	2549	per/	226,7368	111.3 RPA

**SCHEDULE OF LWS & NPPL PLOTS**

	REQUIRED	AVAILABLE
LWS PLOTS @20%	404	404
NPPL PLOTS @25%	505	507

**DETAIL OF COMMUNITY FACILITIES**

	REQUIRED	AVAILABLE
NURSERY SCHOOL	5	5
PRIMARY SCHOOL	3	3
HIGH SCHOOL	2	2
DRECH	2	2
DISPENSARY	2	2
COMMUNITY CENTRE	1	1
CLUB	1	1
TAXI STAND	2	2
POLICE POST	-	-
RESTAURANT BUILDING	-	-
ELECTRIC SUB-STATION	2	2
MILK & VEGETABLE BOOTH	4	7
SUB-POST OFFICE (N COMM)	2	2
ATMS (N COMMERCIAL)	4	4
MULTIPURPOSE BOOTH (N COMM)	4	4
CLINICS (N COMMERCIAL)	4	4
BEAUTY PARLOUR (N COMM)	4	4
HEALTH CENTRE	-	-

**DETAIL OF GREEN AREA**

	REQUIRED	AVAILABLE
GREEN @2.5 m <sup>2</sup> PER PERSON (Acr.)	15,723.3	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.  
 - DO SETS  
 - PROPOSED C.S.S.  
 - UGROUNDFUEL TANK

20 of 208 dt: 09-03-2018

This is a proposed layout plan for an area of 231.73675 acres (No. 3100-JE(VA)2017/33289) comprised of 1616 plots and 404 LWS plots. The layout plan is prepared in accordance with the provisions of the Haryana Urban Act, 1974 and the Haryana Urban Development (Amendment) Act, 2017. The layout plan is subject to the approval of the Haryana Urban Development Authority (HUDA) and the Haryana Government. The layout plan is prepared in accordance with the provisions of the Haryana Urban Act, 1974 and the Haryana Urban Development (Amendment) Act, 2017. The layout plan is subject to the approval of the Haryana Urban Development Authority (HUDA) and the Haryana Government.

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

**REVISIONS**

NO.	DATE	REVISION
1	10.03.2018	AS PER APPROVED EARLIER
2	10.03.2018	AS PER APPROVED EARLIER
3	10.03.2018	AS PER APPROVED EARLIER
4	10.03.2018	AS PER APPROVED EARLIER
5	10.03.2018	AS PER APPROVED EARLIER
6	10.03.2018	AS PER APPROVED EARLIER
7	10.03.2018	AS PER APPROVED EARLIER
8	10.03.2018	AS PER APPROVED EARLIER
9	10.03.2018	AS PER APPROVED EARLIER
10	10.03.2018	AS PER APPROVED EARLIER
11	10.03.2018	AS PER APPROVED EARLIER
12	10.03.2018	AS PER APPROVED EARLIER
13	10.03.2018	AS PER APPROVED EARLIER
14	10.03.2018	AS PER APPROVED EARLIER
15	10.03.2018	AS PER APPROVED EARLIER
16	10.03.2018	AS PER APPROVED EARLIER
17	10.03.2018	AS PER APPROVED EARLIER
18	10.03.2018	AS PER APPROVED EARLIER
19	10.03.2018	AS PER APPROVED EARLIER
20	10.03.2018	AS PER APPROVED EARLIER

**SHEET TITLE:** LAYOUT PLAN  
**SCALE:** 1:1500  
**DATE:** 10.03.2018  
**DEALT BY:** SANDEEP KUMAR

**DRAWING NO.:** AR/SANC/S/4/L-1  
**DATE:** 10.03.2018

**ANSAI API**  
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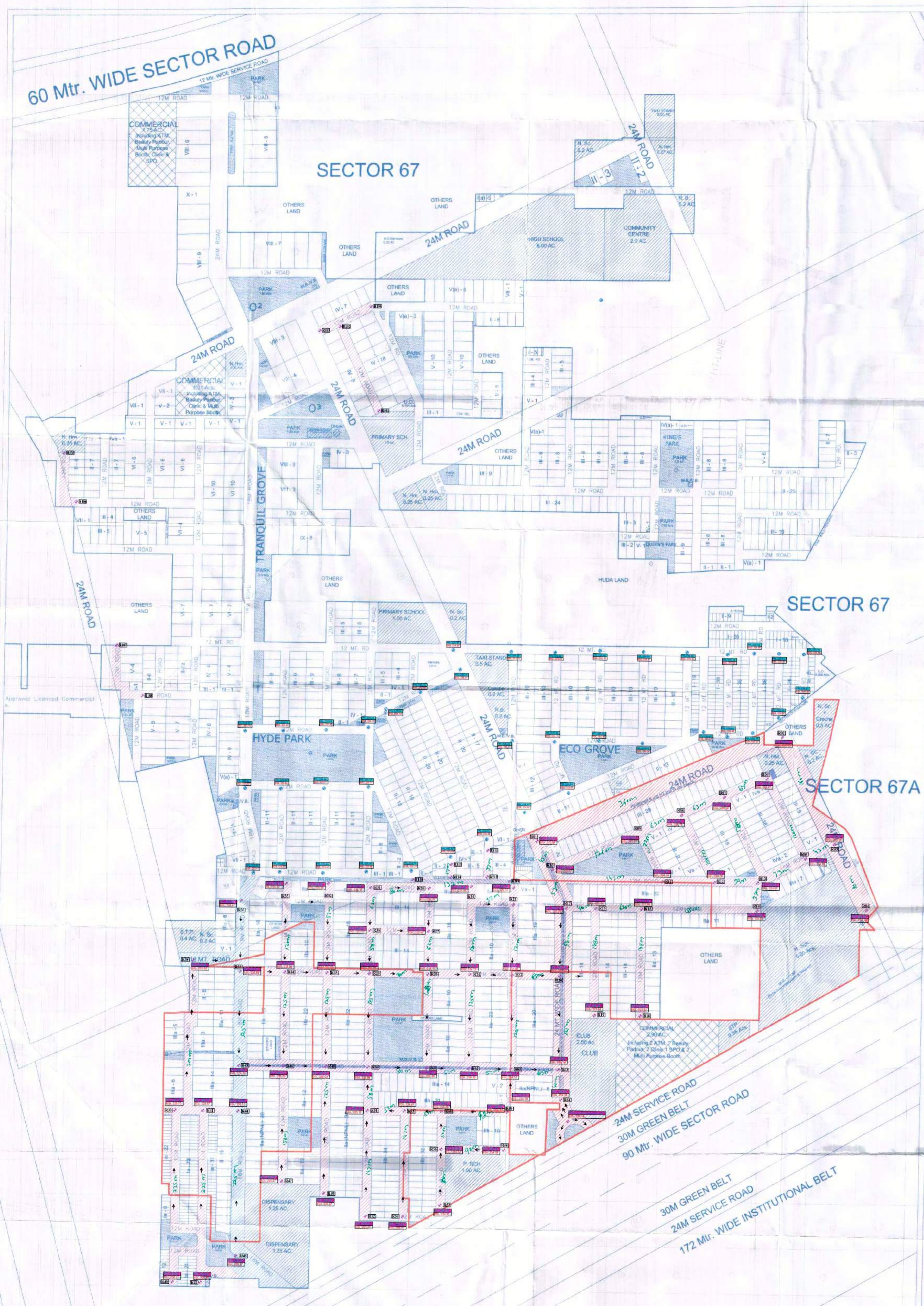
**CONSULTANT:** - SRS consultants Pvt Ltd  
 55, 5th Floor Deepak Building No.13, Nehru Place, Delhi  
 Tel: 011-43701195  
 Email: info@shramsharanam.com

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

**SHEET TITLE:** - STORM WATER DRAINAGE SCHEME

**OWNER/AUTH SIGN.** \_\_\_\_\_ **ARCHITECT SIGN.** \_\_\_\_\_ **CONSULTANT SIGN.** \_\_\_\_\_





**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
2	I	4.77	10.49	50	187
3	(NPHL)	10	21	210	338
4	II	10.00	22.50	225	232
4a	(NPHL)	10.00	22.50	72	16200
5	III(NPHL)	8.00	19.00	152	97
6	III	10.87	23.00	250	454
7	IIIa	10.00	27.50	275	135
8	IV	10.66	27.50	293	85
9	IVa	15.20	25.00	312.5	6
10	V	12.78	27.50	350	87
11	Va	14.54	27.50	400	13
12	Vb	15.27	27.50	420	64
13	VII	18.21	27.50	503	5
14	VIII	19.54	43.00	849	41
15	X	24.71	38.00	940	6
16	X	20.66	48.35	909	1
<b>TOTAL</b>					<b>2020</b>
AREA (Acks.)-					111,9579
NURSING HOMES (REQUIRED: 4; PROVIDED: 6):-					1,5000
TOTAL AREA (Acks.)-					113,4579

**AREA CALCULATIONS**

PARTICULARS	AREA IN ACRES	PERCENTAGE
AREA ALREADY LICENCED	180.9680	-
AREA AS PER LOI (Memo No. 3100/JC/A/012/33289 Dt. 22.12.2017)	51.16875	-
TOTAL SCHEME AREA	231.73675	-
AREA UNDER UNDETERMINED USES	3.0000	-
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	PER/DU	PERSONS
RES. PLOTS	404 @ 13.5	5456
OTHER PLOTS	1616 @ 13.5	21816
DENSITY	254 @ 13.5	3429
TOTAL		228,736

**SCHEDULE OF EWS & NPPL PLOTS**

PLOTS	REQUIRED	AVAILABLE
EWS PLOTS @20%	404	404
NPPL PLOTS @25%	505	505

**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	-	-
RELIGIOUS BUILDING	-	-
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 (Acks.)	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/JC/A/012/33289 Dt. 22.12.2017) - 51.16875 Acks.
- DG SETS
- PROPOSED C.S.S.
- UGROUND FUEL TANK

20 of 208 dt. 09-03-2018

- The site plan is prepared for a site of 231.73675 acres (Dtg. No. DTC/03/01/2018/01/01/01) comprising of 1616 plots of various sizes as per the provisions of the Haryana Urban Act, 1974 and the Haryana Urban (Amendment) Act, 1982.
- The site plan is prepared in accordance with the provisions of the Haryana Urban (Amendment) Act, 1982 and the Haryana Urban Act, 1974.
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**PROJECT:** - "ESENZIA" - 67 & "VERSALIA" - 67A  
**RESIDENTIAL PLOTTED COLONY**  
 SEC-67,67A GURGAON, HARYANA

DATE: 03.03.2018	SHEET TITLE: LAYOUT PLAN	DRAWING NO: AP/SEC/67A/1
SCALE: 1:1500	DATE: -	DR: SANDEEP KUMAR
DATE: -	DATE: -	ASST. VP: SANDEEP KUMAR
DATE: -	DATE: -	VP: SANDEEP KUMAR
DATE: -	DATE: -	VP: SANDEEP KUMAR
DATE: -	DATE: -	VP: SANDEEP KUMAR
DATE: -	DATE: -	VP: SANDEEP KUMAR

**CONSULTANT:** - SRS consultants Pvt Ltd  
 55, 5th Floor Deepak Building No.13 Nehru Place, Delhi  
 Tel: - 011-43701155  
 Email: - info@srsconsultants.com

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

**SHEET TITLE:** - ROAD PLAN

**OWNER/AUTH SIGN:** \_\_\_\_\_

**ARCHITECT SIGN:** \_\_\_\_\_

**CONSULTANT SIGN:** \_\_\_\_\_