



PROPOSED LAYOUT PLAN

DETAIL OF MORTGAGED PLOTS AREA KHASRA WISE

S.NO.	RECT. NO	KHASRA NO	DIMENSIONS	AREA	
1	155	21/2	67.06 20	1341.2000	
			67.06 20	1341.2000	
				2682.4000 SQ.M.	0.6628 ACRES
2	155	22/2	5.44 20	108.8000	
			5.2 20	104.0000	
				212.8000 SQ.M.	0.0526 ACRES
3	155	10	7.25 15.67	113.6075	
			7.25 11	79.7500	
				193.3575 SQ.M.	0.0478 ACRES
4	155	11	7.25 5.35	38.7875	
			7.25 20	145.0000	
				183.7875 SQ.M.	0.0454 ACRES
5	TOTAL			3272.345 SQ.M.	0.8086 ACRES

AREA STATEMENT OF 15.401 ACRE LAND UNDER DDJAY SCHEME

SITE AREA FOR DDJAY SCHEME	=	15.401	ACRES	
UD AREA	UD 1			0.0445
	UD 2			0.0667
				0.1112
				15.290
NET PLANNED AREA				ACRES
COMMUNITY AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT		1.5401	10.00	1.5401
GREEN AREA UNDER PARKS		1.1551	7.50	1.1648
AREA UNDER COMMERCIAL 4% OF NET PLANNED AREA		0.6116	3.97	0.3084
AREA UNDER PLOTS		9.3269	60.56	8.0477
TOTAL SALABLE AREA		9.9385	64.53	8.3561

SUMMARY OF PLOTS

PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA	
A	7.000 20.000	140.000	7	980.000 SQ.M.
A'	7.350 20.000	147.000	2	294.000 SQ.M.
B	7.000 20.000	140.000	7	980.000 SQ.M.
B'	7.350 20.000	147.000	2	294.000 SQ.M.
C	7.500 18.430	138.225	7	967.575 SQ.M.
D	7.500 20.000	150.000	12	1800.000 SQ.M.
E	7.500 15.000	112.500	6	675.000 SQ.M.
E'	7.060 15.000	105.900	1	105.900 SQ.M.
F	7.100 18.000	127.800	28	3578.400 SQ.M.
F'	7.600 18.000	136.800	1	136.800 SQ.M.
F''	8.180 18.000	147.240	1	147.240 SQ.M.
H	7.010 20.000	140.200	1	140.200 SQ.M.
I	7.250 20.000	145.000	24	3480.000 SQ.M.
I'	7.500 20.000	150.000	11	1650.000 SQ.M.
J	7.250 15.000	108.750	10	1087.500 SQ.M.
J'	7.250 18.350	133.038	3	399.113 SQ.M.
J''	7.440 18.350	136.524	1	136.524 SQ.M.
K	7.250 15.000	108.750	13	1413.750 SQ.M.
K'	7.440 15.000	111.600	1	111.600 SQ.M.
L	7.250 20.000	145.000	21	3045.000 SQ.M.
L'	7.500 20.000	150.000	1	150.000 SQ.M.
M	7.250 16.350	118.538	21	2489.288 SQ.M.
M'	7.500 16.350	122.625	1	122.625 SQ.M.
N	7.250 15.670	113.608	21	2385.758 SQ.M.
N'	7.500 15.670	117.525	1	117.525 SQ.M.
O	7.250 15.680	113.680	21	2387.280 SQ.M.
O'	7.500 15.680	117.600	1	117.600 SQ.M.
P	7.250 20.000	145.000	15	2175.000 SQ.M.
P'	7.500 20.000	150.000	8	1200.000 SQ.M.
			249	32567.677 SQ.M.
				8.0477 ACRES

DENSITY

TOTAL POPULATION	249	X	18	4482	PERSONS
DENSITY PERMISSIBLE		240 TO 400	PPA		
ACHIEVED DENSITY		293.00	PPA		

DETAIL OF 10% RESIDENTIAL AREA TO BE MORTGAGED AS PER POLICY (0.8086 ACRES), AND PROVIDED 0.8086 ACRES I.e. 10.05% AREA TO BE MORTGAGED

PLOT DIMENSIONS	AREA(SQ.M.)	NO OF PLOTS	TOTAL AREA	
H	7.010 20.000	140.200	1	140.200 SQ.M.
I	7.250 20.000	145.000	19	2755.000 SQ.M.
L	7.250 20.000	145.000	1	145.000 SQ.M.
M	7.250 16.350	118.538	1	118.538 SQ.M.
N	7.250 15.670	113.608	1	113.608 SQ.M.
TOTAL		23	3272.345 SQ.M.	
			0.8086 ACRES	
			10.05%	

GREEN AREA DETAIL

S.No.	DESCRIPTION	AREA (IN SQ.M.)
	PROPOSED PARK - A	672.035
		0.16605634 ACRES
	PROPOSED PARK - B	1870.643
		0.46224595 ACRES
	PROPOSED PARK - C	2171.081
		0.53648579 ACRES
	TOTAL GREEN AREA	4713.759
		1.1648 ACRES OR 7.563 %

LEGEND:-

	SITE BOUNDARY FOR DDJAY COLONY		GREEN/PARK AREA
	COMMUNITY SITE		FREEZED PLOTS SHOWN THUS
	COMMERCIAL PLOT		MORTGAGED PLOTS SHOWN THUS

To be read with Licence No. 6 of 2023 Dated 6/1/2023
 That this layout plan for an area measuring 15.401 acres (Drawing no. _____) Dated _____) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Sh. Naveen Kumar-Preet Ss/o Sh. Ajit Singh and others in collaboration with Nextra Developers LLP. In Sector-2, Kharkhoda, District-Sonapat is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director General, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DGTCP, 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 planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director General, Town and Country planning, Haryana in accordance with terms and conditions of the agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSNP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-3P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJESH DUTT) (SURESHA YADAV) (SUNENA) (SANJAY KUMAR) (A.P. SINGH) (T.L. SATYAPRAKASH, IAS)
 JD(HQ) ATP(HQ) DTP (HQ) STP (E&V) CTP(HR) DGTCP (HR)

KHARKHAUDA, SECTOR - 2
PROPOSED LAYOUT OF SITE, AREA MEASURING 15.401 ACRES UNDER AFFORDABLE PLOTTED HOUSING POLICY 2016 (DEEN DAYAL JAN-AWAS YOJNA) AT SECTOR-2, KHARKHAUDA

PROJECT TITLE:
NEXTRA CITY-2 KHARKHODA : SECTOR-2

SCALE: 1:1000
 Note: All Dimensions are in Meter

(ARCHITECT SIGN.)
PANKAJ NATH ANDELY
 B. ARCH A.I.I.A.
 ARCHITECT CA/99/24866

OWNER'S SIGN.:

M/s NEXTRA DEVELOPERS LLP
 KHARKHAUDA DISTT. SONIPAT HARYANA

NORTH:

ARCHITECTS:-
ANDLEYS ASSOCIATES PVT. LTD.
 ARCHITECTS ENGINEERS PLANNERS
 39 HOUSING SOCIETY N.D.S.E.-I NEW DELHI- 110049