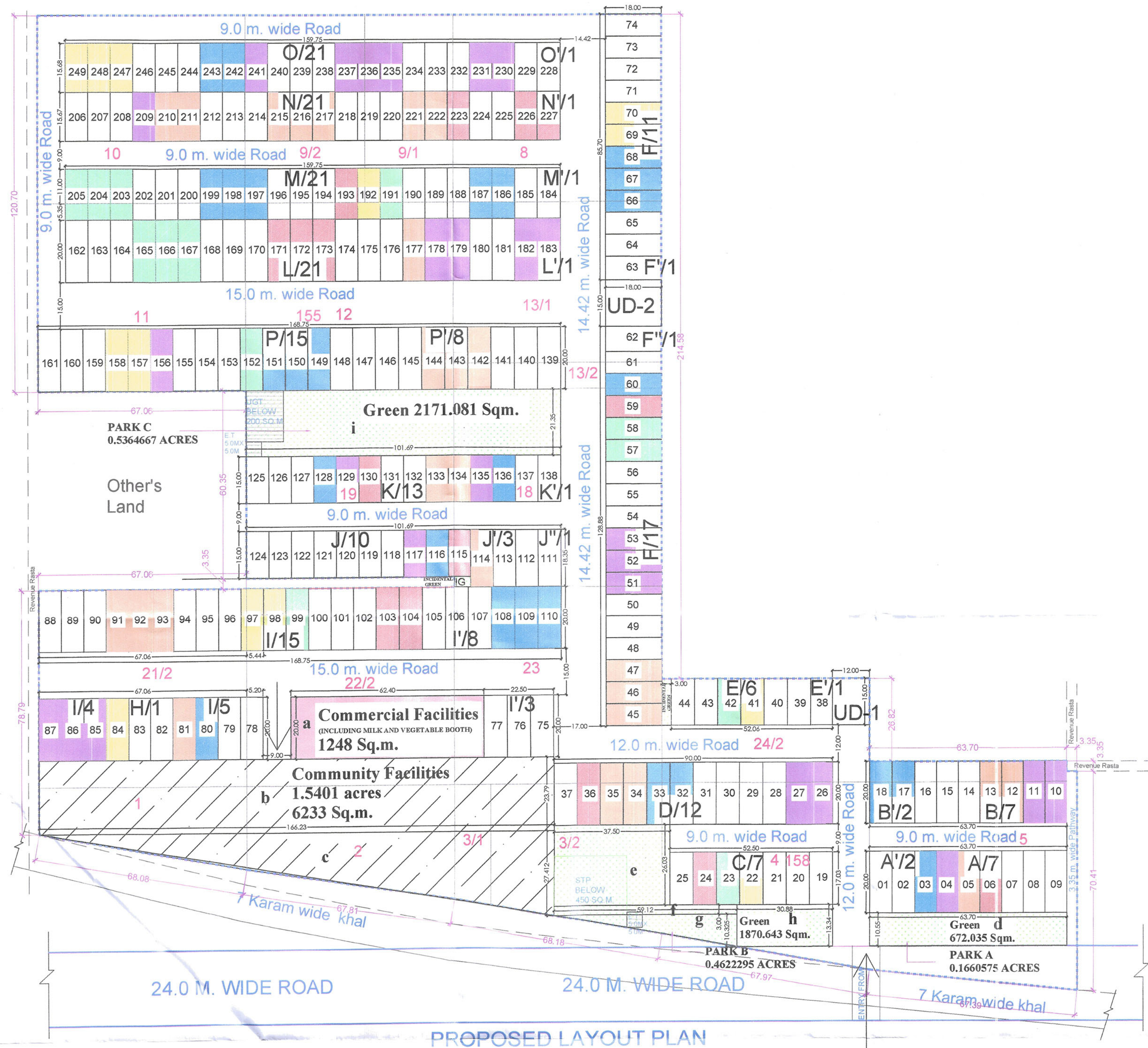




PROPOSED LAYOUT PLAN

AFFORDABLE PLOTTED COLONY
UNDER (D.D.J.A.Y.)
LICENCE NO-24 DATE OF 13-08-2017
DEVELOPED BY NEXTRA DEVELOPERS

DETAIL OF PLOTS BELONGING TO FARMERS

SH. RAJ KUMAR
SH. RAJBIR SINGH
SH. PARVINDER
SH. PRAVEEN KUMAR
SH. NAVEEN KUMAR
SH. PREET

REQUIRED AREA FOR COMMUNITY SITE @ 10% OF NET PLANNED AREA

PROPOSE AREA FOR COMMUNITY SITE					
b	=	166.23	x	23.79	= 3954.612
c	=	0.50	x	27.412	x 166.23 = 2278.388
TOTAL AREA FOR COMMUNITY SITE					= 6233.000
					OR = 1.5401
					OR = 10.0

REQUIRED GREEN AREA @ 7.5% OF TOTAL SITE

PROPOSE GREEN AREA (PARK A)					
d	=	63.70	x	10.55	= 672.035
					0.1660575
PROPOSE GREEN AREA (PARK B)					
e	=	37.50	x	26.03	= 976.125
f	=	59.12	x	3.00	= 177.360
g	=	0.50	x	59.12	x 10.322 = 305.129
h	=	30.88	x	13.34	= 411.939
TOTAL					1870.843
					0.4622295
PROPOSE GREEN AREA (PARK C)					
i	=	101.69	x	21.35	= 2171.081
					0.5364667
TOTAL GREEN AREA					= 4713.759
					OR = 1.1648
					OR = 7.563

AREA OF LAND APPLIED FOR LICENSE = 62,327.847 SQ.M. = 15.401 ACRE

AREA STATEMENT		
DESCRIPTION		AREA IN ACRES
1. TOTAL AREA OF THE SCHEME	=	15.401
2. UD AREA	=	0.1112
3. TOTAL SCHEME AREA	=	15.290
4. PROPOSED AREA UNDER RESIDENTIAL PLOTS	=	8.0477 (52.634%)
5. PROPOSED AREA UNDER COMMERCIAL USE	=	0.3084 (2.02%)
6. PROPOSED OPEN SPACE	=	1.1648 (7.563%)
7. PERMISSIBLE AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	=	1.5401 (10.0%)
8. PROPOSED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	=	1.5401 (10.0%)
9. PERMISSIBLE DENSITY	=	200 TO 400 PPA
10. PROPOSED DENSITY	=	293.00 PPA

DETAIL OF RESIDENTIAL AREA					
S.NO.	PLOT NO'S	CAT.	SIZE OF PLOT	AREA	NOS. TOTAL AREA
1.	3 TO 9	A	7.00 x 20.00	= 140.00 sqm.	07 980.00 Sq.mt.
2.	1 TO 2	A'	7.35 x 20.00	= 147.00 sqm.	02 294.00 Sq.mt.
3.	10 TO 16	B	7.00 x 20.00	= 140.00 sqm.	07 980.00 Sq.mt.
4.	17 TO 18	B'	7.35 x 20.00	= 147.00 sqm.	02 294.00 Sq.mt.
5.	19 TO 25	C	7.50 x 18.43	= 138.225 sqm.	07 967.575 Sq.mt.
6.	26 TO 37	D	7.50 x 20.00	= 150.00 sqm.	12 1800.00 Sq.mt.
7.	38 TO 44	E	7.50 x 15.00	= 112.50 sqm.	06 675.00 Sq.mt.
8.	38	E'	7.06 x 15.00	= 105.90 sqm.	01 105.90 Sq.mt.
9.	45 TO 61	F	7.10 x 18.00	= 127.80 sqm.	28 3578.40 Sq.mt.
10.	63	F'	7.60 x 18.00	= 136.80 sqm.	01 136.80 Sq.mt.
11.	62	F''	8.18 x 18.00	= 147.24 sqm.	01 147.24 Sq.mt.
12.	83	H	7.01 x 20.00	= 140.20 sqm.	01 140.20 Sq.mt.
13.	78 TO 82	I	7.25 x 20.00	= 145.00 sqm.	24 3480.00 Sq.mt.
14.	84 TO 105	I'	7.50 x 20.00	= 150.00 sqm.	11 1650.00 Sq.mt.
15.	108 TO 110	J	7.25 x 15.00	= 108.75 sqm.	10 1087.50 Sq.mt.
16.	115 TO 124	J'	7.25 x 18.35	= 133.038 sqm.	03 399.113 Sq.mt.
17.	111	J''	7.44 x 18.35	= 136.524 sqm.	01 136.524 Sq.mt.
18.	125 TO 137	K	7.25 x 15.00	= 108.75 sqm.	13 1413.75 Sq.mt.
19.	138	K'	7.44 x 15.00	= 111.60 sqm.	01 111.60 Sq.mt.
20.	162 TO 182	L	7.25 x 20.00	= 145.00 sqm.	21 3045.00 Sq.mt.
21.	183	L'	7.50 x 20.00	= 150.00 sqm.	01 150.00 Sq.mt.
22.	185 TO 205	M	7.25 x 16.35	= 118.538 sqm.	21 2489.288 Sq.mt.
23.	184	M'	7.50 x 16.35	= 122.625 sqm.	01 122.625 Sq.mt.
24.	206 TO 228	N	7.25 x 15.67	= 113.808 sqm.	21 2385.758 Sq.mt.
25.	227	N'	7.50 x 15.67	= 117.525 sqm.	01 117.525 Sq.mt.
26.	229 TO 249	O	7.25 x 15.68	= 113.68 sqm.	21 2387.28 Sq.mt.
27.	228	O'	7.50 x 15.68	= 117.60 sqm.	01 117.60 Sq.mt.
28.	147 TO 161	P	7.25 x 20.00	= 145.00 sqm.	15 2175.00 Sq.mt.
29.	139 TO 146	P'	7.50 x 20.00	= 150.00 sqm.	08 1200.00 Sq.mt.
TOTAL					249 32567.677
				OR	= 8.0477
				OR	= 52.634

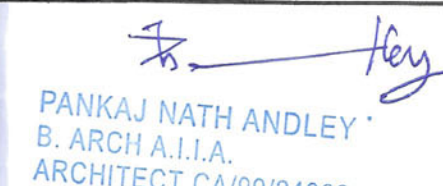
DENSITY CALCULATION:-				Person's / Plot	
=	249	x	18.00	Acres	
=	4482	+	15.29	AGAINST 240-400 PPA PER	
=	293.00	PPA			

AREA UNDER COMMERCIAL:-					
a	=	62.40	x	20.00	= 1248.00
TOTAL AREA UNDER COMMERCIAL					= 1248.00
					= 0.3084
					OR = 2.02

PROJECT:-
PLAN FOR AFFORDABLE PLOTTED COLONY
(NEXTRA CITY-2) MEASURING 15.401 ACRES
UNDER DEEN DAYAL JAN AWAS YOJNA AT
SECTOR-2, KHARKHAUDA, HARYANA BEING
DEVELOPED BY
M/S NEXTRA DEVELOPERS LLP.
(LICENCE NO 6 OF 2023 DT. 06.01.23)

PROJECT TITLE:

NEXTRA CITY-2
KHARKHODA : SECTOR-2

ARCHITECT	OWNER
 PANKAJ NATH ANDLEY B. ARCH A.I.I.A. ARCHITECT CA/89/24866	

SCALE:-1:1000

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

SH. PREET

SH. NAVEEN KUMAR

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SH. PARVINDER

SH. RAJBIR SINGH

SH. RAJ KUMAR