

DRAINAGE LAYOUT PLAN

Director
Town & Country Planning
Haryana, Chandigarh

Checked subject to comments
in forwarding letter No. 11193/21
Dt. 23.12.2018 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer HSVP
Panchkula

Executive Engineer
HSVP Division
Sonapat

50% SALVABLE AREA FREEZE SHOWN AS

CR.	NO. OF PLOTS	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA
A	1	1	1.23	1.23
B	1	1	1.23	1.23
C	1	1	1.23	1.23
D	1	1	1.23	1.23
E	1	1	1.23	1.23
F	1	1	1.23	1.23
G	1	1	1.23	1.23
H	1	1	1.23	1.23
I	1	1	1.23	1.23
J	1	1	1.23	1.23
K	1	1	1.23	1.23
L	1	1	1.23	1.23
M	1	1	1.23	1.23
N	1	1	1.23	1.23
O	1	1	1.23	1.23
P	1	1	1.23	1.23
Q	1	1	1.23	1.23
R	1	1	1.23	1.23
S	1	1	1.23	1.23
T	1	1	1.23	1.23
U	1	1	1.23	1.23
V	1	1	1.23	1.23
W	1	1	1.23	1.23
X	1	1	1.23	1.23
Y	1	1	1.23	1.23
Z	1	1	1.23	1.23
TOTAL	26	26	31.98	31.98

10% SALVABLE AREA MORTGAGE SHOWN AS

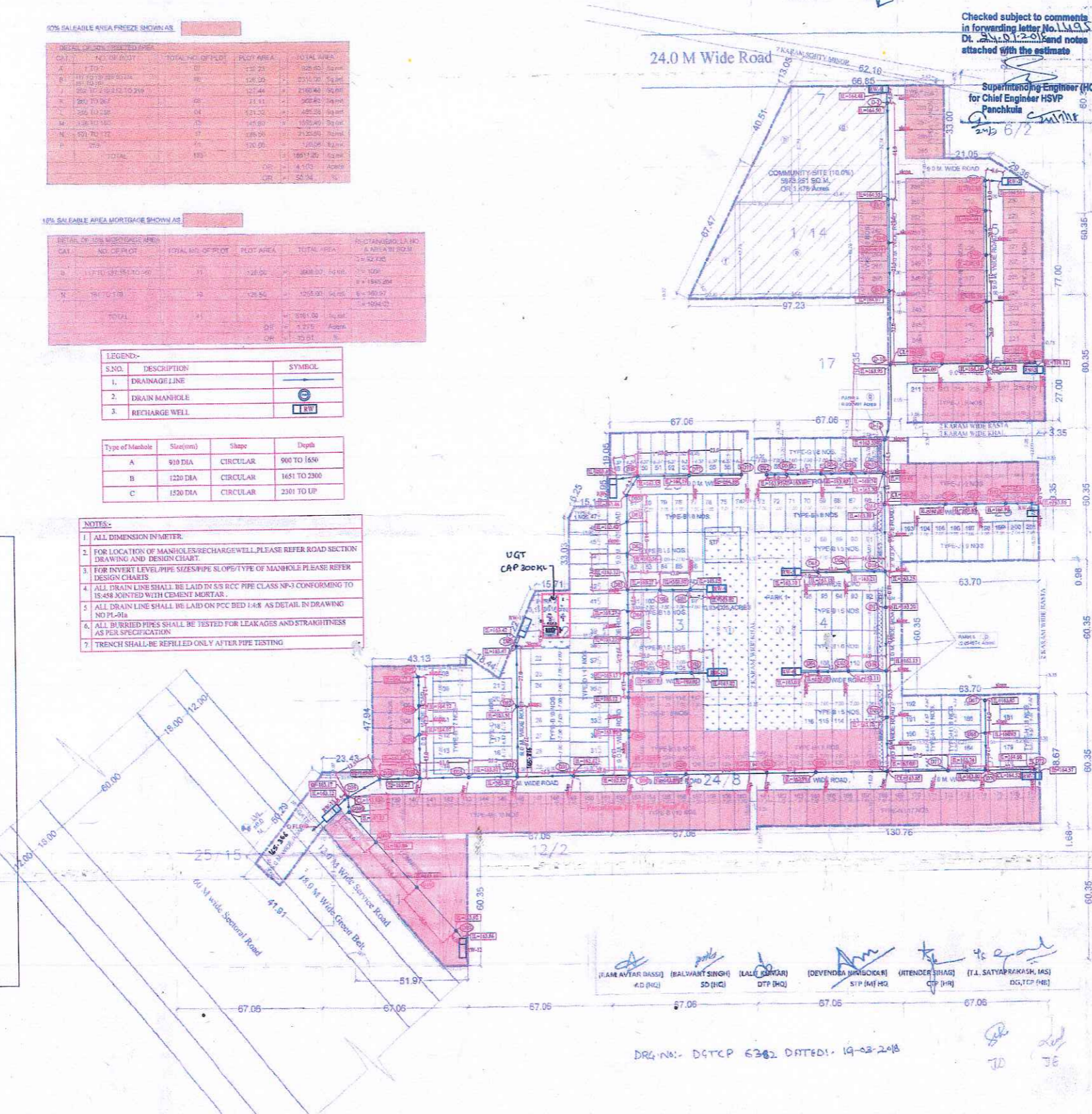
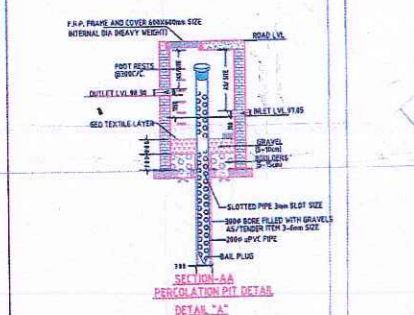
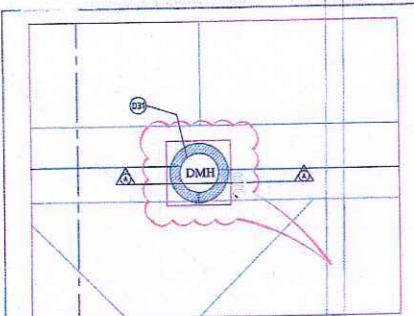
CR.	NO. OF PLOTS	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA
A	1	1	1.23	1.23
B	1	1	1.23	1.23
C	1	1	1.23	1.23
D	1	1	1.23	1.23
E	1	1	1.23	1.23
F	1	1	1.23	1.23
G	1	1	1.23	1.23
H	1	1	1.23	1.23
I	1	1	1.23	1.23
J	1	1	1.23	1.23
K	1	1	1.23	1.23
L	1	1	1.23	1.23
M	1	1	1.23	1.23
N	1	1	1.23	1.23
O	1	1	1.23	1.23
P	1	1	1.23	1.23
Q	1	1	1.23	1.23
R	1	1	1.23	1.23
S	1	1	1.23	1.23
T	1	1	1.23	1.23
U	1	1	1.23	1.23
V	1	1	1.23	1.23
W	1	1	1.23	1.23
X	1	1	1.23	1.23
Y	1	1	1.23	1.23
Z	1	1	1.23	1.23
TOTAL	26	26	31.98	31.98

LEGEND-

S.NO.	DESCRIPTION	SYMBOL
1.	DRAINAGE LINE	—
2.	DRAIN MANHOLE	⊙
3.	RECHARGE WELL	⊕

Type of Manhole	Size (mm)	Shape	Depth
A	910 DIA	CIRCULAR	900 TO 1650
B	1220 DIA	CIRCULAR	1651 TO 2300
C	1520 DIA	CIRCULAR	2301 TO UP

- NOTES-
- ALL DIMENSION IN METER.
 - FOR LOCATION OF MANHOLES/RECHARGEWELL PLEASE REFER ROAD SECTION DRAWING AND DESIGN CHART.
 - FOR INVERT LEVEL/PIPE SIZES/PIPE TYPE/TYPE OF MANHOLE PLEASE REFER DESIGN CHARTS.
 - ALL DRAIN LINE SHALL BE LAID IN S/S RCC PIPE CLASS NP-3 CONFORMING TO IS-458 JOINTED WITH CEMENT MORTAR.
 - ALL DRAIN LINE SHALL BE LAID ON PCC BED 1:4:8 AS DETAIL IN DRAWING NO PL-01a
 - ALL BURIED PIPES SHALL BE TESTED FOR LEAKAGES AND STRAIGHTNESS AS PER SPECIFICATION.
 - TRENCH SHALL BE REILLED ONLY AFTER PIPE TESTING.



(RAMESH AVAR DASSI) A.D (HQ) (BALWANT SINGH) S.D (HQ) (LALU SINGH) DTP (HQ) (DEVENDRA NIMMOCKA) S.TP (HQ) (HENDERSON) S.TP (HQ) (T.L. SATYAPRAKASH, IAS) DGT, T.P (HQ)

DRG. NO. - DGTCP 6382 DATED: 19-03-2018

AREA OF LAND APPLIED FOR LICENSE = 59731.1704 SQ.M. = 14.75937 ACRE

AREA STATEMENT	DESCRIPTION	AREA IN ACRES
1.	TOTAL AREA OF THE SCHEME	14.75937
2.	AREA UNDER 30 M GREEN BELT AND SECTOR ROAD	0.14089
3.	BALANCE AREA	14.61848 (A)
4.	50% OF AREA UNDER 30 M GREEN BELT AND SECTOR ROAD	0.070445 (B)
5.	TOTAL SCHEME AREA (A+B)	14.688035
6.	PROPOSED AREA UNDER RESIDENTIAL PLOTS	8.107 (55.00%)
7.	PROPOSED AREA UNDER COMMERCIAL USE	0.5867 (3.96%)
8.	PROPOSED OPEN SPACE	1.1268 (7.64%)
9.	PERMISSIBLE AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	1.4759 (10.00%)
10.	PROPOSED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	1.4759 (10.00%)
11.	PERMISSIBLE DENSITY	340 TO 400 PPA
12.	PROPOSED DENSITY	246.57 PPA

S.NO	PLOT NO	CR.	SIZE OF PLOT	AREA	NOS.	TOTAL AREA
1.	101	A	10.00 x 7.00	70.00	07	490.00
2.	102	B	10.00 x 7.00	70.00	102	7210.00
3.	103	C	10.00 x 7.00	70.00	07	490.00
4.	104	D	10.00 x 7.00	70.00	17	1190.00
5.	105	E	10.00 x 7.00	70.00	01	70.00
6.	106	F	10.00 x 7.00	70.00	10	700.00
7.	107	G	10.00 x 7.00	70.00	08	560.00
8.	108	H	10.00 x 7.00	70.00	15	1050.00
9.	109	I	10.00 x 7.00	70.00	27	1890.00
10.	110	J	10.00 x 7.00	70.00	08	560.00
11.	111	K	10.00 x 7.00	70.00	04	280.00
12.	112	L	10.00 x 7.00	70.00	13	910.00
13.	113	M	10.00 x 7.00	70.00	17	1190.00
14.	114	N	10.00 x 7.00	70.00	01	70.00
15.	115	P	10.00 x 7.00	70.00	257	18010.00
TOTAL						32811.00

DENSITY CALCULATION -

246.57 PPA	14.688035 Acres	Per Plot's Plot
340 PPA	14.61848 Acres	Per Plot's Plot
400 PPA	14.61848 Acres	Per Plot's Plot

AREA UNDER COMMERCIAL -

a = 11.15 x 60.35 = 672.002	1	672.002	Sq. mt.
b = 0.50 x 57.53 x 60.35 = 1855.032	1	1855.032	Sq. mt.
c = 4.04 x 11.50 = 46.460	1	46.460	Sq. mt.
d = 0.50 x 11.50 x 13.74 = 61.742	1	61.742	Sq. mt.
TOTAL AREA UNDER COMMERCIAL = 2386.198 Sq. mt.			

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

PROPOSED AREA FOR COMMUNITY SITE

e = 56.05 x 43.75 = 2450.031	1	2450.031	Sq. mt.
f = 0.60 x 22.85 x 43.75 = 585.962	1	585.962	Sq. mt.
g = 43.47 x 52.94 = 2301.301	1	2301.301	Sq. mt.
h = 0.50 x 28.16 x 52.94 = 742.884	1	742.884	Sq. mt.
TOTAL AREA FOR COMMUNITY SITE = 5973.1704 Sq. mt.			

REQUIRED GREEN AREA @ 7.0% OF TOTAL SITE

PROPOSED GREEN AREA (PARK 1)

i = 21.00 x 90.00 = 1890.00	2	3780.00	Sq. mt.
TOTAL GREEN AREA (PARK 1) = 3780.00 Sq. mt.			

PROPOSED GREEN AREA (PARK 2)

j = 15.71 x 28.43 = 446.215	1	446.215	Sq. mt.
k = 0.50 x 8.00 x 28.43 = 113.725	1	113.725	Sq. mt.
TOTAL GREEN AREA (PARK 2) = 560.00 Sq. mt.			

PROPOSED GREEN AREA (PARK 3)

l = 2.00 x 36.00 = 72.00	3	216.00	Sq. mt.
TOTAL GREEN AREA (PARK 3) = 216.00 Sq. mt.			

PROPOSED GREEN AREA (PARK 4)

m = 2.05 x 16.70 = 34.235	1	34.235	Sq. mt.
TOTAL GREEN AREA (PARK 4) = 34.235 Sq. mt.			

TOTAL GREEN AREA = 4306.854 Sq. mt.

OR 1.128851 Acres OR 7.64 %

PROPOSED DEMARCATION PLAN FOR AFFORDABLE PLOTTED COLONY (NEXTRA CITY) MEASURING 14.75937 ACRES UNDER DEEN DAYAL JAN AWAS YOJNA AT KHARKHAUDA, SONIPAT, HARYANA BEING DEVELOPED BY M/S NEXTRA DEVELOPERS LLP. (LICENCE NO 24 OF 2017 DT. 13.06.17)

ARCHITECT: PANKAJ NATH AND L. BARCH A.J.A. ARCHITECT CA/998/24800

OWNER: DEEN DAYAL JAN AWAS YOJNA

SCALE: 1:1000

DRG. NO. D01

ARCHITECTS: ANDEYS ASSOCIATES PVT. LTD. ENGINEERS: PLANNERS HSWP Circle, Rohtak

ARCHITECTS: SOCIETY N.D.S.E-I NEW DELHI - 110049

Superintending Engineer
HSVP Circle, Rohtak

ROAD PLAN

Director
Town & Country Planning
Haryana, Chandigarh

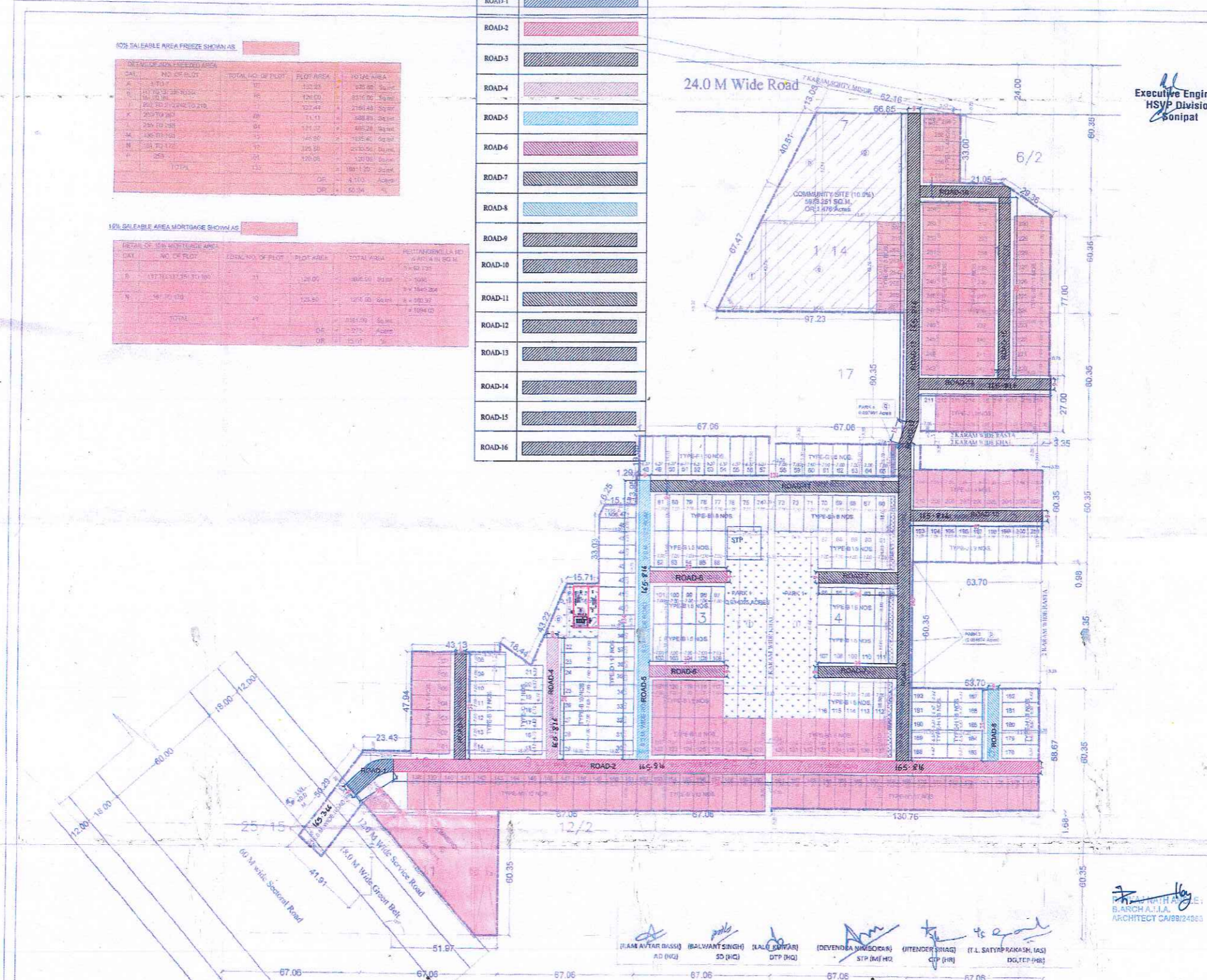
50% SALEABLE AREA PRIZEE SHOWN AS

SAL.	NO. OF PLOT	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA
A	1737	1737	122.23	211.52
B	1737	1737	122.23	211.52
C	1737	1737	122.23	211.52
D	1737	1737	122.23	211.52
E	1737	1737	122.23	211.52
F	1737	1737	122.23	211.52
G	1737	1737	122.23	211.52
H	1737	1737	122.23	211.52
I	1737	1737	122.23	211.52
J	1737	1737	122.23	211.52
K	1737	1737	122.23	211.52
L	1737	1737	122.23	211.52
M	1737	1737	122.23	211.52
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P	1737	1737	122.23	211.52
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R	1737	1737	122.23	211.52
S	1737	1737	122.23	211.52
T	1737	1737	122.23	211.52
U	1737	1737	122.23	211.52
V	1737	1737	122.23	211.52
W	1737	1737	122.23	211.52
X	1737	1737	122.23	211.52
Y	1737	1737	122.23	211.52
Z	1737	1737	122.23	211.52
TOTAL	1737	1737	122.23	211.52

50% SALEABLE AREA MORTGAGE SHOWN AS

SAL.	NO. OF PLOT	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA
A	1737	1737	122.23	211.52
B	1737	1737	122.23	211.52
C	1737	1737	122.23	211.52
D	1737	1737	122.23	211.52
E	1737	1737	122.23	211.52
F	1737	1737	122.23	211.52
G	1737	1737	122.23	211.52
H	1737	1737	122.23	211.52
I	1737	1737	122.23	211.52
J	1737	1737	122.23	211.52
K	1737	1737	122.23	211.52
L	1737	1737	122.23	211.52
M	1737	1737	122.23	211.52
N	1737	1737	122.23	211.52
O	1737	1737	122.23	211.52
P	1737	1737	122.23	211.52
Q	1737	1737	122.23	211.52
R	1737	1737	122.23	211.52
S	1737	1737	122.23	211.52
T	1737	1737	122.23	211.52
U	1737	1737	122.23	211.52
V	1737	1737	122.23	211.52
W	1737	1737	122.23	211.52
X	1737	1737	122.23	211.52
Y	1737	1737	122.23	211.52
Z	1737	1737	122.23	211.52
TOTAL	1737	1737	122.23	211.52

- ROAD-1
- ROAD-2
- ROAD-3
- ROAD-4
- ROAD-5
- ROAD-6
- ROAD-7
- ROAD-8
- ROAD-9
- ROAD-10
- ROAD-11
- ROAD-12
- ROAD-13
- ROAD-14
- ROAD-15
- ROAD-16



Executive Engineer
HSVP Division
Sonapat

AREA OF LAND APPLIED FOR LICENSE = 59731.1704 SQ.M. = 14.75937 ACRE

AREA STATEMENT	DESCRIPTION	AREA
1	TOTAL AREA OF THE SCHEME	147593.7
2	AREA UNDER 30 M GREEN BELT AND SECTOR ROAD	147593.7
3	BALANCE AREA	147593.7
4	50 % OF AREA UNDER 30 M GREEN BELT AND SECTOR ROAD	73796.85
5	TOTAL SCHEME AREA(A+B)	147593.7
6	PROPOSED AREA UNDER RESIDENTIAL PLOTS	147593.7
7	PROPOSED AREA UNDER COMMERCIAL USE	147593.7
8	PROPOSED OPEN SPACE	147593.7
9	PERMISSIBLE AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	147593.7
10	PROPOSED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	147593.7
11	PERMISSIBLE DENSITY	240 TO 400 PPA
12	PROPOSED DENSITY	240 PPA

BIND	PLOT NO	CAT	SIZE OF PLOT	AREA	NO.	TOTAL AREA
1	1	A	18.00x7.00	126.00	67	8442.00
2	2	B	18.00x7.00	126.00	132	16782.00
3	3	C	18.00x6.12	110.16	67	7360.72
4	4	D	18.00x6.73	121.14	17	2059.38
5	5	E	102.18x15.27x6.73	1123.25	11	12355.75
6	6	F	6.27x19.05	121.33	10	1213.30
7	7	G	7.00x15.70	110.00	60	6600.00
8	8	H	18.23x6.67	121.59	15	1823.85
9	9	I	7.00x6.67	46.69	27	1260.63
10	10	J	10.00x5.47	54.70	38	2078.66
11	11	K	18.00x6.74	121.32	64	7784.48
12	12	L	8.10x10.10	81.81	13	1063.53
13	13	M	7.00x6.67	46.69	17	793.73
14	14	N	14.14x10.09x(12.00x10.09)	120.00	61	7320.00
	TOTAL				287	33961.91

DENSITY CALCULATION = 287 x 12.50 = 3587.50 PPA

AGAINST 240-400 PPA PER

AREA UNDER COMMERCIAL:

a = 11.15 x 60.35 = 672.92

b = 0.50 x 52.55 x 60.35 = 1595.02

c = 4.04 x 11.50 = 46.46

d = 0.50 x 11.50 x 12.74 = 72.42

TOTAL AREA UNDER COMMERCIAL = 2366.82

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

PROPOSE AREA FOR COMMUNITY SITE

a = 55.55 x 42.75 = 2373.04

b = 0.50 x 22.25 x 42.75 = 476.92

c = 43.47 x 52.64 = 2287.31

d = 0.50 x 25.18 x 52.64 = 652.94

TOTAL AREA FOR COMMUNITY SITE = 5790.21

REQUIRED GREEN AREA @ 7.5% OF TOTAL SITE

PROPOSE GREEN AREA (PARK 1)

l = 21.00 x 90.00 = 1890.00

m = 15.71 x 26.43 = 415.21

n = 0.50 x 8.06 x 29.43 = 118.42

TOTAL = 2423.63

PROPOSE GREEN AREA (PARK 2)

o = 2.06 x 36.00 = 74.16

p = 2.06 x 15.70 = 32.34

TOTAL GREEN AREA = 4968.44

PROJECT: PROPOSED DEMARCATION PLAN FOR AFFORDABLE PLOTTED COLONY (NEXTRA CITY) MEASURING 14.75937 ACRES UNDER DEEN DAYAL JAN AWAS YOJANA AT KHARKHAUDA, SONIPAT, HARYANA BEING DEVELOPED BY M/S NEXTRA DEVELOPERS LLP. (LICENCE NO 24 OF 2017 DT. 13.06.17)

(RAM AVTAR BISSI) AD (M/C) (BALWANT SINGH) SD (M/C) (KALU SHARMA) DTP (M/C) (DEVENDRA SHIBDORAN) STP (M/C) (HITENDER SHARMA) CTP (M/C) (T.L. SATYAPRAKASH, IAS) DGTCP (M/C)

DRG. NO. - DGTCP 6362 DATED: 19-02-2018

ARCHITECT: [Signature] OWNER: [Signature]

SCALE: 1:1000 DRG. NO. D-01

ARCHITECTS: NEXTRA ASSOCIATES PVT. LTD. ENGINEERS: SOCIETY PLANNERS: NEW DELHI - 110049

IRRIGATION WATER SUPPLY LAYOUT PLAN

80% SALEABLE AREA FROEEZE SHOWN AS

CR.	NO. OF PLOT	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA
A	1	1	112.00	112.00
B	1	1	112.00	112.00
C	1	1	112.00	112.00
D	1	1	112.00	112.00
E	1	1	112.00	112.00
F	1	1	112.00	112.00
G	1	1	112.00	112.00
H	1	1	112.00	112.00
I	1	1	112.00	112.00
J	1	1	112.00	112.00
K	1	1	112.00	112.00
L	1	1	112.00	112.00
M	1	1	112.00	112.00
N	1	1	112.00	112.00
O	1	1	112.00	112.00
P	1	1	112.00	112.00
Q	1	1	112.00	112.00
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T	1	1	112.00	112.00
U	1	1	112.00	112.00
V	1	1	112.00	112.00
W	1	1	112.00	112.00
X	1	1	112.00	112.00
Y	1	1	112.00	112.00
Z	1	1	112.00	112.00
TOTAL	25	25	2800.00	2800.00

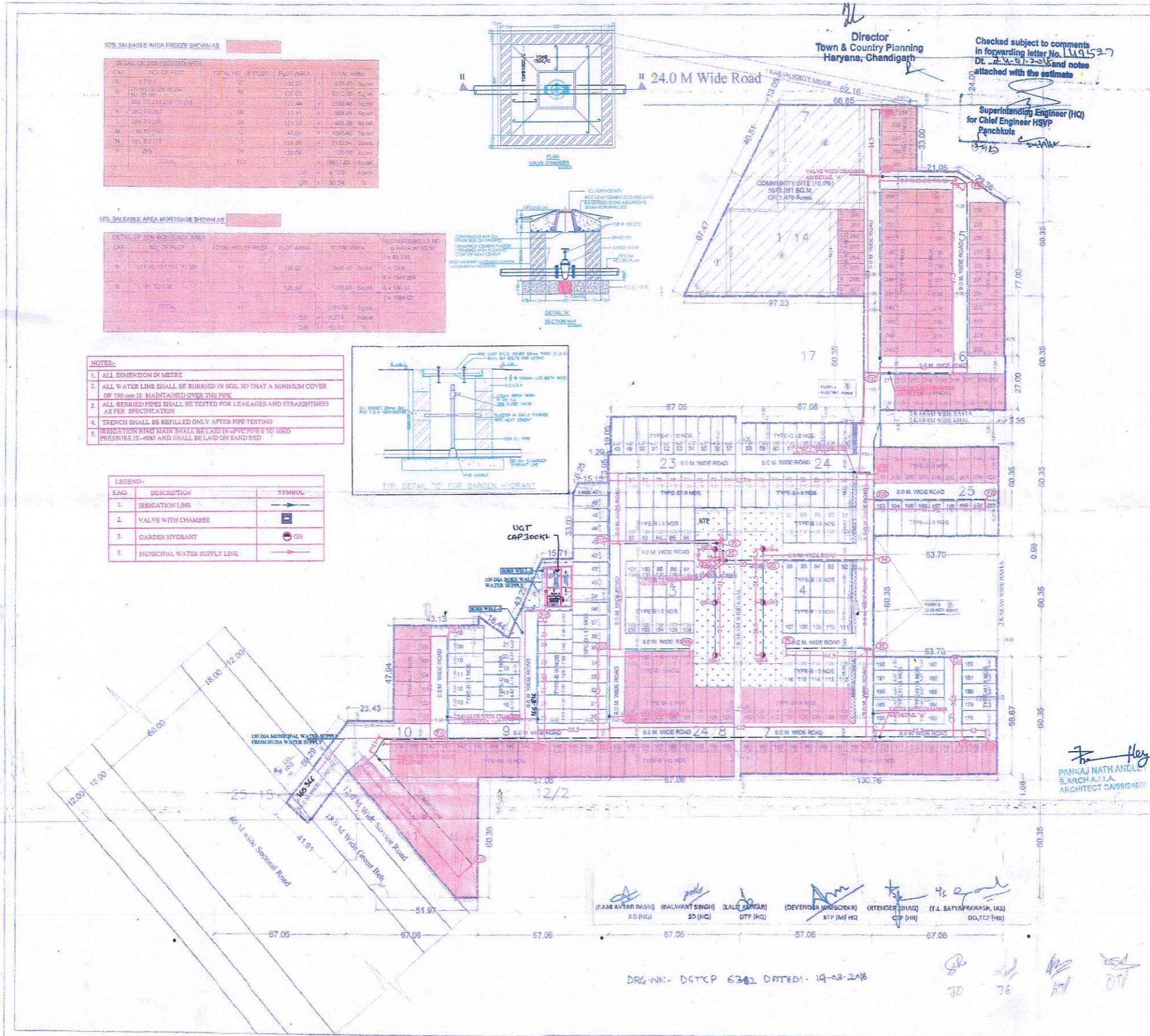
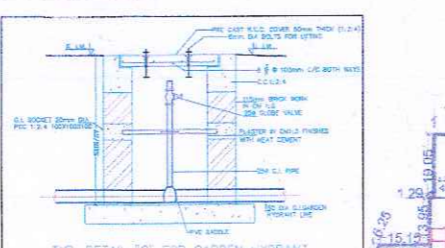
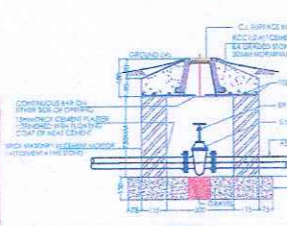
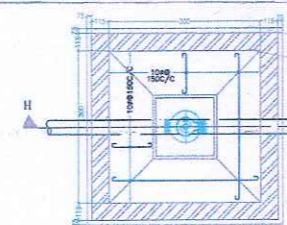
10% SALEABLE AREA MORTGAGE SHOWN AS

CR.	NO. OF PLOT	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA
A	1	1	112.00	112.00
B	1	1	112.00	112.00
C	1	1	112.00	112.00
D	1	1	112.00	112.00
E	1	1	112.00	112.00
F	1	1	112.00	112.00
G	1	1	112.00	112.00
H	1	1	112.00	112.00
I	1	1	112.00	112.00
J	1	1	112.00	112.00
K	1	1	112.00	112.00
L	1	1	112.00	112.00
M	1	1	112.00	112.00
N	1	1	112.00	112.00
O	1	1	112.00	112.00
P	1	1	112.00	112.00
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R	1	1	112.00	112.00
S	1	1	112.00	112.00
T	1	1	112.00	112.00
U	1	1	112.00	112.00
V	1	1	112.00	112.00
W	1	1	112.00	112.00
X	1	1	112.00	112.00
Y	1	1	112.00	112.00
Z	1	1	112.00	112.00
TOTAL	25	25	2800.00	2800.00

- NOTES:-
1. ALL DIMENSION IN METRE
 2. ALL WATER LINE SHALL BE BURIED IN SOIL SO THAT A MINIMUM COVER OF 750mm IS MAINTAINED OVER THE PIPE
 3. ALL BERKED PIPES SHALL BE TESTED FOR LEAKAGES AND STRAIGHTNESS AS PER SPECIFICATION
 4. TRENCH SHALL BE REFILLED ONLY AFTER PIPE TESTING
 5. IRRIGATION MAIN SHALL BE LAID IN GPO PIPE TO 1000 PRESSURE PIPE AND SHALL BE LAID ON SAND BED

LEGEND:-

S.NO.	DESCRIPTION	SYMBOL
1.	IRRIGATION LINE	→
2.	VALVE WITH CHAMBER	⊞
3.	GARDEN HYDRANT	⊙
4.	MUNICIPAL WATER SUPPLY LINE	→



Director
Town & Country Planning
Haryana, Chandigarh

Checked subject to comments
in forwarding letter No. 11.1.15.27
Dt. 11.11.2018 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer HSY
Panchkula

AREA OF LAND APPLIED FOR LICENSE = 59731.1704 SQ.M. = 14.75937 ACRE

AREA STATEMENT

DESCRIPTION	AREA IN ACRES
1. TOTAL AREA OF THE SCHEME	14.75937
2. AREA UNDER 30 M GREEN BELT AND SECTOR ROAD	0.14683
3. BALANCE AREA	14.61254 (A)
4. 50% OF AREA UNDER 30 M GREEN BELT AND SECTOR ROAD	0.073415 (B)
5. TOTAL SCHEME AREA (A+B)	14.68688
6. PROPOSED AREA UNDER RESIDENTIAL PLOTS	8.157 (55.60%)
7. PROPOSED AREA UNDER COMMERCIAL USE	0.5947 (3.98%)
8. PROPOSED OPEN SPACE	1.1288 (7.64%)
9. PERMISSIBLE AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	1.4759 (10.00%)
10. PROPOSED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	1.4759 (10.00%)
11. PERMISSIBLE DENSITY	240 TO 400 PPA
12. PROPOSED DENSITY	240.57 PPA

DETAIL OF RESIDENTIAL AREA

S.NO.	PLOT NO.	SIZE OF PLOT	AREA	NO.	TOTAL AREA	
1.	A	10.50 x 7.00	73.50 sqm	07	514.50	
2.	B	10.50 x 7.00	73.50 sqm	152	10881.00	
3.	C	10.50 x 6.12	64.26 sqm	07	449.82	
4.	D	10.50 x 6.12	64.26 sqm	17	1092.42	
5.	E	10.50 x 15.21 x 6.73	1073.25 sqm	01	1073.25	
6.	F	6.57 x 19.05	125.15 sqm	10	1251.50	
7.	G	7.00 x 15.20	106.40 sqm	03	319.20	
8.	H	10.50 x 10.07	105.73 sqm	15	1585.95	
9.	I	7.00 x 16.00	112.00 sqm	27	3024.00	
10.	J	11.00 x 6.47	71.17 sqm	25	1779.25	
11.	K	10.00 x 6.74	67.40 sqm	04	269.60	
12.	L	8.10 x 18.00	145.80 sqm	13	1895.40	
13.	M	7.50 x 15.32	114.90 sqm	17	1953.30	
14.	N	8.74 x 10.06	87.84 sqm	01	87.84	
TOTAL					257	20981.91

DENSITY CALCULATION:-

257	x	73.50	Permitted Plot
=	18889.50	=	14.61254
			Acres
			AGAINST 240-400 PPA PER

AREA UNDER COMMERCIAL:-

a =	11.15	x	60.35	=	672.002	=	672.002	Sq.mt.		
b =	0.50	x	52.52	x	60.35	=	1559.052	=	1559.052	Sq.mt.
c =	2.04	x	11.50	=	23.460	=	23.460	Sq.mt.		
d =	0.50	x	11.50	x	12.74	=	73.742	=	73.742	Sq.mt.
TOTAL AREA UNDER COMMERCIAL = 2288.256 Sq.mt.										

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

PROPOSED AREA FOR COMMUNITY SITE

e =	66.65	x	43.70	=	2913.004	=	2913.004	Sq.mt.		
f =	0.50	x	22.88	x	43.70	=	499.862	=	499.862	Sq.mt.
g =	43.47	x	52.54	=	2283.301	=	2283.301	Sq.mt.		
h =	0.50	x	28.10	x	52.54	=	692.564	=	692.564	Sq.mt.
TOTAL AREA FOR COMMUNITY SITE = 6588.731 Sq.mt.										

REQUIRED GREEN AREA @ 7.5% OF TOTAL SITE

PROPOSED GREEN AREA (PARK 1)

i =	21.00	x	90.00	=	1890.00	=	1890.00	Sq.mt.
0.934025 Acres								

PROPOSED GREEN AREA (PARK 2)

m =	16.71	x	28.43	=	475.215	=	475.215	Sq.mt.		
n =	0.50	x	8.98	x	28.43	=	126.427	=	126.427	Sq.mt.
TOTAL 601.642 Sq.mt.										

PROPOSED GREEN AREA (PARK 3)

p =	2.06	x	36.00	=	74.16	=	74.16	Sq.mt.
0.954974 Acres								

PROPOSED GREEN AREA (PARK 4)

o =	2.08	x	15.70	=	32.642	=	32.642	Sq.mt.
0.077901 Acres								

TOTAL GREEN AREA = 4908.454 Sq.mt.

OR 1.128861 Acres OR 7.64 %

PROPOSED DEMARCATION PLAN FOR AFFORDABLE PLOTTED COLONY (NEXTRA CITY) MEASURING 14.75937 ACRES UNDER DEEN DAYAL JAN AWAS YOJNA AT KHARKHAUDA, SONIPAT, HARYANA BEING DEVELOPED BY M/S NEXTRA DEVELOPERS LLP. (LICENCE NO 24 OF 2017 DT. 13.06.17)

(JAIN AVTAR DASS) A.D (H.C.) (BALWANT SINGH) S.D (H.C.) (LALU KHAYAR) D.T.P (H.C.) (DEVENDRA KUMAR) S.T.P (H.C.) (HINDER) (H.C.) C.P (H.C.) (T.L. SATYAPRAKASH, IAS) D.G., T.P (H.C.)

DRG. NO. - DGTCP 6382 DATED: 19-02-2018

PANKAJ NATH ANGLE
ARCHITECT CAJ98124601

SCALE: 1:1000
DRG. NO.: D-01
ARCHITECTS: ANDELS ASSOCIATES PVT. LTD.
ENGINEERS: PLANNERS
HOUSING SOCIETY N.D.S.E.I NEW DELHI - 110049

Superintending Engineer
HSVP Circle, Rohtak

DO WATER SUPPLY LAYOUT PLAN

AREA OF LAND APPLIED FOR LICENSE = 59731.1704 SQ.M. = 14.75937 ACRES

AREA STATEMENT	DESCRIPTION	AREA IN ACRES
1.	TOTAL AREA OF THE SCHEME	14.75937
2.	AREA UNDER 30 M GREEN BELT AND SECTOR ROAD	0.14983
3.	BALANCE AREA	14.60954 (A)
4.	50 % OF AREA UNDER 30 M GREEN BELT AND SECTOR ROAD	0.074915 (B)
5.	TOTAL SCHEME AREA(A+B)	14.68463
6.	PROPOSED AREA UNDER RESIDENTIAL PLOTS	8.187 (55.80%)
7.	PROPOSED AREA UNDER COMMERCIAL USE	0.5847 (3.95%)
8.	PROPOSED OPEN SPACE	1.1288 (7.64%)
9.	PERMISSIBLE AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	1.4758 (10.00%)
10.	PROPOSED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVT FOR PROVISION OF COMMUNITY FACILITIES	1.4758 (10.00%)
11.	PERMISSIBLE DENSITY	245 TO 450 PPA
12.	PROPOSED DENSITY	246.57 PPA

DETAIL OF RESIDENTIAL AREA				
S.NO.	PLOT NO.	SIZE OF PLOT	AREA	TOTAL AREA
1.	A	18.80x17.00	320.00 sqm	320.00
2.	B	18.80x17.00	320.00 sqm	640.00
3.	C	18.80x17.00	320.00 sqm	960.00
4.	D	18.80x17.00	320.00 sqm	1280.00
5.	E	18.80x17.00	320.00 sqm	1600.00
6.	F	18.80x17.00	320.00 sqm	1920.00
7.	G	18.80x17.00	320.00 sqm	2240.00
8.	H	18.80x17.00	320.00 sqm	2560.00
9.	I	18.80x17.00	320.00 sqm	2880.00
10.	J	18.80x17.00	320.00 sqm	3200.00
11.	K	18.80x17.00	320.00 sqm	3520.00
12.	L	18.80x17.00	320.00 sqm	3840.00
13.	M	18.80x17.00	320.00 sqm	4160.00
14.	N	18.80x17.00	320.00 sqm	4480.00
15.	O	18.80x17.00	320.00 sqm	4800.00
16.	P	18.80x17.00	320.00 sqm	5120.00
TOTAL			5120.00	5120.00

DENSITY CALCULATION: $\frac{5120}{20.74} = 246.86$ PPA

AREA UNDER COMMERCIAL	DESCRIPTION	AREA	PERMISSIBLE DENSITY
a	11.15 x 52.83	589.00 sqm	182.00 PPA
b	0.50 x 52.83	26.41 sqm	528.24 PPA
c	4.04 x 11.00	44.44 sqm	404.00 PPA
d	0.50 x 11.00	5.50 sqm	220.00 PPA
TOTAL AREA UNDER COMMERCIAL		665.35	246.57 PPA

REQUIRED AREA FOR COMMUNITY SITE @ 10% OF NET PLANNED AREA
 PROPOSE AREA FOR COMMUNITY SITE
 a = 56.55 x 43.70 = 2470.54 Sq.m
 b = 0.50 x 22.85 x 43.70 = 490.92 Sq.m
 c = 43.47 x 52.84 = 2301.30 Sq.m
 d = 0.50 x 28.18 x 52.84 = 742.84 Sq.m
 TOTAL AREA FOR COMMUNITY SITE = 5005.60 Sq.m

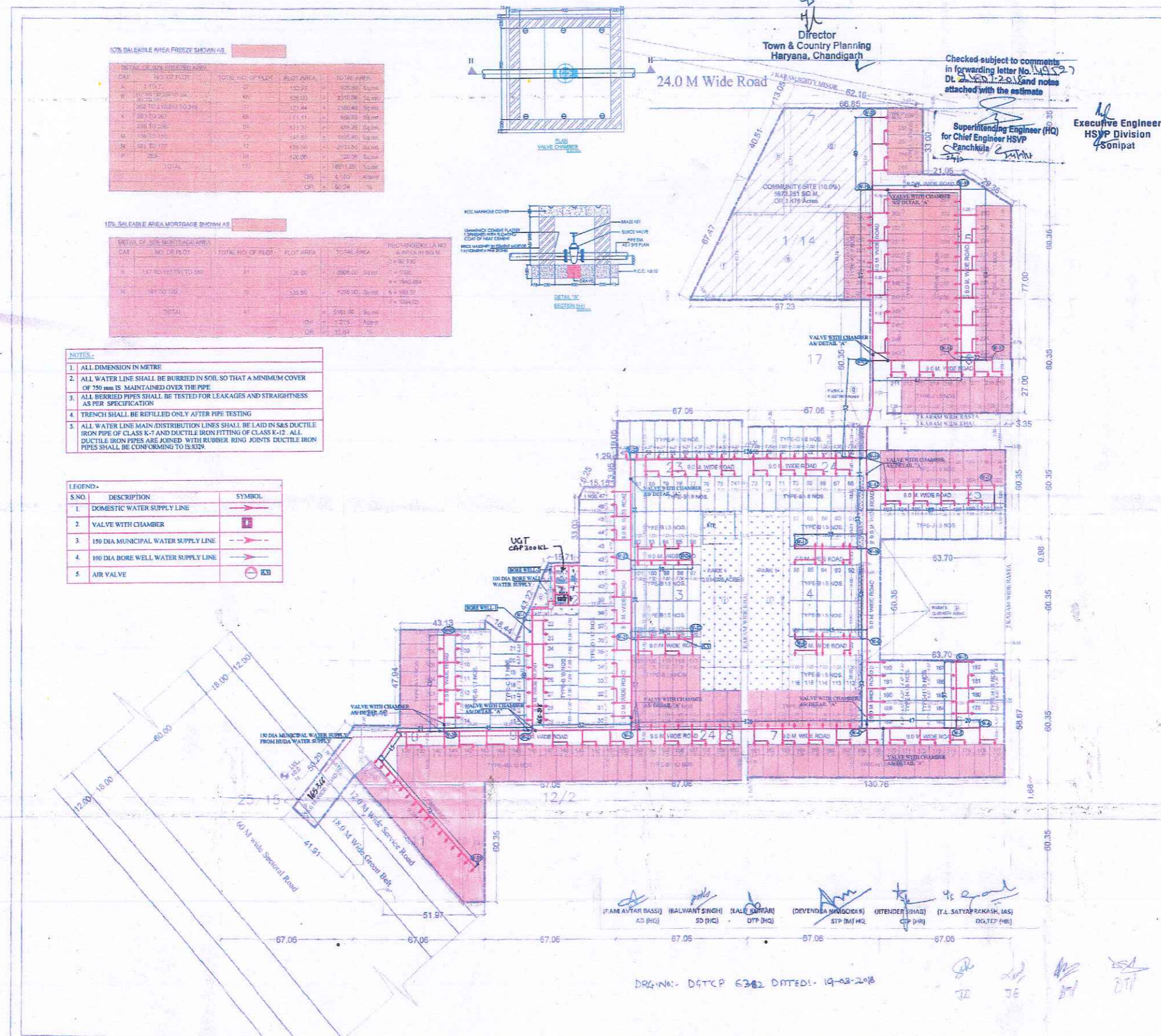
REQUIRED GREEN AREA @ 7.5% OF TOTAL SITE
 PROPOSE GREEN AREA (PARK 1)
 a = 21.00 x 90.00 = 1890.00 Sq.m
 PROPOSE GREEN AREA (PARK 2)
 b = 15.71 x 28.43 = 446.62 Sq.m
 c = 0.50 x 9.00 x 28.43 = 127.95 Sq.m
 TOTAL = 2464.57 Sq.m

PROPOSE GREEN AREA (PARK 3)
 d = 2.00 x 38.00 = 76.00 Sq.m
 PROPOSE GREEN AREA (PARK 4)
 e = 2.00 x 15.70 = 31.40 Sq.m
 TOTAL GREEN AREA = 2672.57 Sq.m

PROJECT: PROPOSED DEMARCATION PLAN FOR AFFORDABLE PLOTTED COLONY (NEXTRA CITY) MEASURING 14.75937 ACRES UNDER DEEN DAYAL JAN AWAS YOJNA AT KHARKHAUDA, SONIPAT, HARYANA BEING DEVELOPED BY M/S NEXTRA DEVELOPERS LLP. (LICENCE NO 24 OF 2017 DT. 13.06.17)

ARCHITECT	OWNER
(I) AM AVTAR BASSI (AD) (H)	(I) S. S. SINGH (H)

SCALE: 1:1000
 ARCHITECTS: ANIL KUMAR SINGH, ANIL KUMAR SINGH, ANIL KUMAR SINGH
 ENGINEERS: ANIL KUMAR SINGH, ANIL KUMAR SINGH, ANIL KUMAR SINGH
 PLANNERS: ANIL KUMAR SINGH, ANIL KUMAR SINGH, ANIL KUMAR SINGH



10% BALANCE AREA FREEZE SHOWN AS

CAT.	NO. OF PLOT	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA
A	1	1	320.00	320.00
B	1	1	320.00	640.00
C	1	1	320.00	960.00
D	1	1	320.00	1280.00
E	1	1	320.00	1600.00
F	1	1	320.00	1920.00
G	1	1	320.00	2240.00
H	1	1	320.00	2560.00
I	1	1	320.00	2880.00
J	1	1	320.00	3200.00
K	1	1	320.00	3520.00
L	1	1	320.00	3840.00
M	1	1	320.00	4160.00
N	1	1	320.00	4480.00
O	1	1	320.00	4800.00
P	1	1	320.00	5120.00
TOTAL	15	15	5120.00	5120.00

10% BALANCE AREA MORTGAGE SHOWN AS

CAT.	NO. OF PLOT	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA
A	1	1	320.00	320.00
B	1	1	320.00	640.00
C	1	1	320.00	960.00
D	1	1	320.00	1280.00
E	1	1	320.00	1600.00
F	1	1	320.00	1920.00
G	1	1	320.00	2240.00
H	1	1	320.00	2560.00
I	1	1	320.00	2880.00
J	1	1	320.00	3200.00
K	1	1	320.00	3520.00
L	1	1	320.00	3840.00
M	1	1	320.00	4160.00
N	1	1	320.00	4480.00
O	1	1	320.00	4800.00
P	1	1	320.00	5120.00
TOTAL	15	15	5120.00	5120.00

- NOTES:
- ALL DIMENSION IN METRE
 - ALL WATER LINE SHALL BE BURIED IN SOIL SO THAT A MINIMUM COVER OF 750 mm IS MAINTAINED OVER THE PIPE
 - ALL BURIED PIPES SHALL BE TESTED FOR LEAKAGES AND STRAIGHTNESS AS PER SPECIFICATION
 - TRENCH SHALL BE REFILLED ONLY AFTER PIPE TESTING
 - ALL WATER LINE MAIN/DISTRIBUTION LINES SHALL BE LAID IN S&S DUCTILE IRON PIPE OF CLASS K-7 AND DUCTILE IRON FITTING OF CLASS K-12. ALL DUCTILE IRON PIPES ARE JOINED WITH RUBBER RING JOINTS. DUCTILE IRON PIPES SHALL BE CONFORMING TO IS:329.

LEGEND-

S.NO.	DESCRIPTION	SYMBOL
1.	DOMESTIC WATER SUPPLY LINE	→
2.	VALVE WITH CHAMBER	⊞
3.	150 DIA MUNICIPAL WATER SUPPLY LINE	→
4.	100 DIA BORE WELL WATER SUPPLY LINE	→
5.	AIR VALVE	⊞

(I) AM AVTAR BASSI (AD) (H) (I) S. S. SINGH (H) (I) L. L. SINGH (H) (I) DEVENDBA MANGOLKAR (H) (I) OTENDER SHAG (H) (I) T. L. SATTARAKASH, IAS (H) (I) DG, TEP (H) (I)

DRG. NO. - D9TCP 6382 DATED: 19-03-2018

Superintending Engineer
 HSVP Circle, Rohtak

SEWERAGE LAYOUT PLAN

50% SALEABLE AREA FRIEZE SHOWN AS

DATE	NO. OF PLOT	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA
A	1	1	12.22	12.22
B	11	12	124.55	136.77
C	18	30	250.44	387.21
D	20	50	498.89	886.10
E	28	78	711.32	1597.42
F	13	91	745.51	2342.93
G	17	108	1010.50	3353.43
H	21	129	1200.00	4553.43
I	25	154	1400.00	5953.43
J	30	184	1700.00	7653.43
K	35	219	2000.00	9653.43
L	40	259	2300.00	11953.43
M	45	304	2600.00	14553.43
N	50	354	2900.00	17453.43
O	55	409	3200.00	20653.43
P	60	469	3500.00	24153.43
Q	65	534	3800.00	27953.43
R	70	604	4100.00	32053.43
S	75	679	4400.00	36453.43
T	80	759	4700.00	41153.43
U	85	844	5000.00	46153.43
V	90	934	5300.00	51453.43
W	95	1029	5600.00	57053.43
X	100	1129	5900.00	62953.43
Y	105	1234	6200.00	69153.43
Z	110	1344	6500.00	75653.43
AA	115	1459	6800.00	82453.43
AB	120	1579	7100.00	89553.43
AC	125	1704	7400.00	96953.43
AD	130	1834	7700.00	104653.43
AE	135	1969	8000.00	112653.43
AF	140	2109	8300.00	120953.43
AG	145	2254	8600.00	129553.43
AH	150	2404	8900.00	138453.43
AI	155	2559	9200.00	147653.43
AJ	160	2719	9500.00	157153.43
AK	165	2884	9800.00	166953.43
AL	170	3054	10100.00	177053.43
AM	175	3229	10400.00	187453.43
AN	180	3409	10700.00	198153.43
AO	185	3594	11000.00	209153.43
AP	190	3784	11300.00	220453.43
AQ	195	3979	11600.00	232053.43
AR	200	4179	11900.00	243953.43
AS	205	4384	12200.00	256153.43
AT	210	4594	12500.00	268653.43
AU	215	4809	12800.00	281453.43
AV	220	5029	13100.00	294553.43
AW	225	5254	13400.00	307953.43
AX	230	5484	13700.00	321653.43
AY	235	5719	14000.00	335653.43
AZ	240	5959	14300.00	350053.43
BA	245	6204	14600.00	364753.43
BB	250	6454	14900.00	379753.43
BC	255	6709	15200.00	395053.43
BD	260	6969	15500.00	410653.43
BE	265	7234	15800.00	426553.43
BF	270	7504	16100.00	442753.43
BG	275	7779	16400.00	459253.43
BH	280	8059	16700.00	476053.43
BI	285	8344	17000.00	493153.43
BJ	290	8634	17300.00	510553.43
BK	295	8929	17600.00	528253.43
BL	300	9229	17900.00	546253.43
BM	305	9534	18200.00	564553.43
BN	310	9844	18500.00	583153.43
BO	315	10159	18800.00	602053.43
BP	320	10479	19100.00	621253.43
BQ	325	10804	19400.00	640753.43
BR	330	11134	19700.00	660553.43
BS	335	11469	20000.00	680653.43
BT	340	11809	20300.00	701053.43
BU	345	12154	20600.00	721753.43
BV	350	12504	20900.00	742753.43
BW	355	12859	21200.00	764053.43
BX	360	13219	21500.00	785653.43
BY	365	13584	21800.00	807553.43
BZ	370	13954	22100.00	829753.43
CA	375	14329	22400.00	852253.43
CB	380	14709	22700.00	875053.43
CC	385	15094	23000.00	898153.43
CD	390	15484	23300.00	921553.43
CE	395	15879	23600.00	945253.43
CF	400	16279	23900.00	969253.43
CG	405	16684	24200.00	993553.43
CH	410	17094	24500.00	1018153.43
CI	415	17509	24800.00	1043053.43
CJ	420	17929	25100.00	1068253.43
CK	425	18354	25400.00	1093753.43
CL	430	18784	25700.00	1119553.43
CM	435	19219	26000.00	1145653.43
CN	440	19659	26300.00	1172053.43
CO	445	20104	26600.00	1198753.43
CP	450	20554	26900.00	1225753.43
CQ	455	21009	27200.00	1253053.43
CR	460	21469	27500.00	1280653.43
CS	465	21934	27800.00	1308553.43
CT	470	22404	28100.00	1336753.43
CU	475	22879	28400.00	1365253.43
CV	480	23359	28700.00	1394053.43
CV	485	23844	29000.00	1423153.43
CW	490	24329	29300.00	1452553.43
CX	495	24819	29600.00	1482253.43
CY	500	25314	29900.00	1512253.43
CZ	505	25814	30200.00	1542553.43
DA	510	26319	30500.00	1573153.43
DB	515	26829	30800.00	1604053.43
DC	520	27344	31100.00	1635253.43
DD	525	27864	31400.00	1666753.43
DE	530	28389	31700.00	1698553.43
DE	535	28919	32000.00	1730653.43
DF	540	29454	32300.00	1763053.43
DF	545	29994	32600.00	1795753.43
DG	550	30539	32900.00	1828753.43
DG	555	31089	33200.00	1862053.43
DH	560	31644	33500.00	1895653.43
DH	565	32204	33800.00	1929553.43
DI	570	32769	34100.00	1963753.43
DI	575	33339	34400.00	1998253.43
DI	580	33914	34700.00	2033053.43
DI	585	34494	35000.00	2068153.43
DJ	590	35079	35300.00	2103553.43
DJ	595	35669	35600.00	2139253.43
DJ	600	36264	35900.00	2175253.43
DJ	605	36864	36200.00	2211553.43
DJ	610	37469	36500.00	2248153.43
DJ	615	38079	36800.00	2285053.43
DJ	620	38694	37100.00	2322253.43
DJ	625	39314	37400.00	2359753.43
DJ	630	39939	37700.00	2397553.43
DJ	635	40569	38000.00	2435653.43
DJ	640	41204	38300.00	2474053.43
DJ	645	41844	38600.00	2512753.43
DJ	650	42489	38900.00	2551753.43
DJ	655	43139	39200.00	2591053.43
DJ	660	43794	39500.00	2630653.43
DJ	665	44454	39800.00	2670553.43
DJ	670	45119	40100.00	2710753.43
DJ	675	45789	40400.00	2751253.43
DJ	680	46464	40700.00	2792053.43
DJ	685	47144	41000.00	2833153.43
DJ	690	47829	41300.00	2874553.43
DJ	695	48519	41600.00	2916253.43
DJ	700	49214	41900.00	2958253.43
DJ	705	49914	42200.00	3000553.43
DJ	710	50619	42500.00	3043153.43
DJ	715	51329	42800.00	3086053.43
DJ	720	52044	43100.00	3129253.43
DJ	725	52764	43400.00	3172753.43
DJ	730	53489	43700.00	3216553.43
DJ	735	54219	44000.00	3260653.43
DJ	740	54954	44300.00	3305053.43
DJ	745	55694	44600.00	3349753.43
DJ	750	56439	44900.00	3394753.43
DJ	755	57189	45200.00	3440053.43
DJ	760	57944	45500.00	3485653.43
DJ	765	58704	45800.00	3531553.43
DJ	770	59469	46100.00	3577753.43
DJ	775	60239	46400.00	3624253.43
DJ	780	61014	46700.00	3671053.43
DJ	785	61794	47000.00	3718153.43
DJ	790	62579	47300.00	3765553.43
DJ	795	63369	47600.00	3813253.43
DJ	800	64164	47900.00	3861253.43
DJ	805	64964	48200.00	3909553.43
DJ	810	65769	48500.00	3958153.43
DJ	815	66579	48800.00	4007053.43
DJ	820	67394	49100.00	4056253.43
DJ	825	68214	49400.00	4105753.43
DJ	830	69039	49700.00	4155553.43
DJ	835	69869	50000.00	4205653.43
DJ	840	70704	50300.00	4256053.43
DJ	845	71544	50600.00	4306753.43
DJ	850	72389	50900.00	4357753.43
DJ	855	73239	51200.00	4409053.43
DJ	860	74094	51500.00	4460653.43
DJ	865	74954	51800.00	4512553.43
DJ	870	75819	52100.00	4564753.43
DJ	875	76689	52400.00	4617153.43
DJ	880	77564	52700.00	4669853.43
DJ	885	78444	53000.00	4722853.43
DJ	890	79329	53300.00	4776153.43
DJ	895	80219	53600.00	4829753.43
DJ	900	81114	53900.00	4883653.43
DJ	905	82014	54200.00	4937853.43
DJ	910	82919	54500.00	4992353.43
DJ	915	83829	54800.00	5047153.43
DJ	920	84744	55100.00	5102253.43
DJ	925	85664	55400.00	5157653.43
DJ	930	86589	55700.00	5213353.43
DJ	935	87519	56000.00	5269353.43
DJ	940	88454	56300.00	5325653.43
DJ	945	89394	56600.00	5382253.43
DJ	950	90339	56900.00	5439153.43
DJ	955	91289	57200.00	5496353.43
DJ	960	92244	57500.00	5553853.4