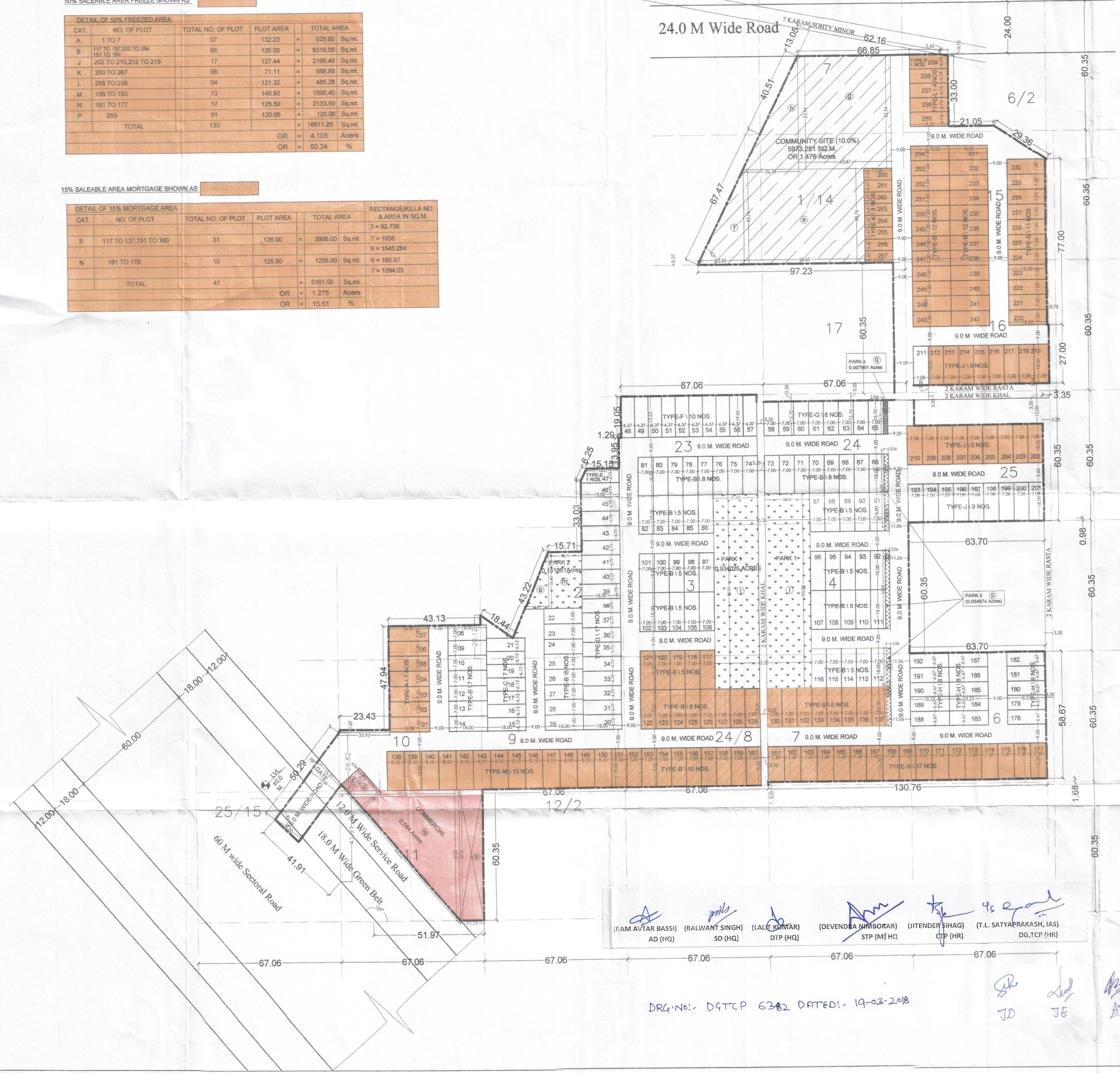


50% SALEABLE AREA FREEZE SHOWN AS

DETAIL OF 50% FREEZED AREA				
CAT.	NO. OF PLOT	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA
A	1 TO 7	07	132.23	= 925.60 Sq.mt.
B	117 TO 137, 220 TO 254	66	126.00	= 8316.00 Sq.mt.
J	202 TO 210, 212 TO 219	17	127.44	= 2166.48 Sq.mt.
K	260 TO 267	08	71.11	= 566.88 Sq.mt.
L	255 TO 258	04	121.32	= 485.28 Sq.mt.
M	138 TO 160	13	145.80	= 1895.40 Sq.mt.
N	161 TO 177	17	125.50	= 2133.50 Sq.mt.
P	259	01	120.06	= 120.06 Sq.mt.
TOTAL			133	= 16811.20 Sq.mt.
			OR = 4.103	Acers
			OR = 50.24	%

15% SALEABLE AREA MORTGAGE SHOWN AS

DETAIL OF 15% MORTGAGE AREA					RECTANGULAR NO. & AREA IN SQ.M.
CAT.	NO. OF PLOT	TOTAL NO. OF PLOT	PLOT AREA	TOTAL AREA	
B	117 TO 137, 151 TO 160	31	126.00	= 3906.00 Sq.mt.	3 = 62.736
					7 = 1008
					8 = 1545.264
N	161 TO 170	10	125.50	= 1255.00 Sq.mt.	6 = 160.97
					7 = 1094.03
TOTAL			41	= 5161.00 Sq.mt.	
			OR = 1.275	Acers	
			OR = 15.61	%	



(FAM AVTAR BASSI) AD (HQ) (BALWANT SINGH) SD (HQ) (LAL KUMAR) DTP (HQ) (DEVENDRA NIMBOKAR) STP (M) HQ (JITENDER SINGH) CIP (HR) (T.L. SATYAPRAKASH, IAS) DG, TCP (HR)

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

Handwritten initials and signatures: JD, JE, AT, DTI

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	= 0.14083					
3. BALANCE AREA	= 14.61854 (A)					
4. 50 % OF AREA UNDER 30 M GREEN BELT AND SECTOR ROAD	= 0.070415 (B)					
5. TOTAL SCHEME AREA(A+B)	= 14.68895					
6. PROPOSED AREA UNDER RESIDENTIAL PLOTS	= 8.167 (55.60%)					
7. PROPOSED AREA UNDER COMMERCIAL USE	= 0.5847 (3.98%)					
8. PROPOSED OPEN SPACE	= 1.1286 (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	= 246.57 PPA					
DETAIL OF RESIDENTIAL AREA						
S.NO.	PLOT NOS.	CAT.	SIZE OF PLOT	AREA	NOS.	TOTAL AREA
1.	1 TO 7	A	18.89x7.00	= 132.23 sqm.	07	925.61 Sq.mt.
2.	117 TO 137, 220 TO 254	B	18.00x7.00	= 126.00 sqm.	132	16632.00 Sq.mt.
3.	15 TO 21	C	18.00x6.12	= 110.16 sqm.	07	771.12 Sq.mt.
4.	30 TO 46	D	18.00x6.73	= 121.14 sqm.	17	2059.38 Sq.mt.
5.	47	E	1/2(18.0+15.21)x6.73	= 113.25 sqm.	01	113.25 Sq.mt.
6.	48 TO 57	F	6.37x19.05	= 121.35 sqm.	10	1213.50 Sq.mt.
7.	58 TO 65	G	7.00x15.70	= 109.90 sqm.	08	879.20 Sq.mt.
8.	178 TO 182	H	18.23x6.67	= 121.59 sqm.	15	1823.85 Sq.mt.
9.	193 TO 219	J	7.08x18.00	= 127.44 sqm.	27	3440.88 Sq.mt.
10.	260 TO 267	K	13.00x5.47	= 71.11 sqm.	08	568.88 Sq.mt.
11.	355 TO 258	L	18.00x6.74	= 121.32 sqm.	04	485.28 Sq.mt.
12.	138 TO 160	M	8.10x18.00	= 145.80 sqm.	13	1895.40 Sq.mt.
13.	161 TO 177	N	7.69x16.32m	= 125.50 sqm.	17	2133.50 Sq.mt.
14.	259	P	(8.74x18.00)-(1/2x0.70x3.62)m	= 120.06 sqm.	01	120.06 Sq.mt.
TOTAL					267	33061.91 Sq.mt.
			OR 8.167 Acers	OR	55.60	%
DENSITY CALCULATION:-						
= 267	X	13.50	Person's / Plot			
= 3604.50	+	14.61854	Acers			
= 246.57	PPA		AGAINST 240-400 PPA PER			
AREA UNDER COMMERCIAL:-						
a =	11.15	x	60.35	=	672.902	1 672.902 Sq.mt.
b =	0.50	x	52.53	x	60.35	= 1585.092 1 1585.092 Sq.mt.
c =	4.04	x	11.50	=	46.460	1 46.460 Sq.mt.
d =	0.50	x	11.50	x	10.74	= 5.310 1 5.310 Sq.mt.
TOTAL AREA UNDER COMMERCIAL					2366.196	4 2366.196 Sq.mt.
					OR 0.584 Acers	OR 3.98 %
REQUIRED AREA FOR COMMUNITY SITE @ 10% OF NET PLANNED AREA						
PROPOSE AREA FOR COMMUNITY SITE						
e =	56.65	x	43.76	=	2479.004	1 2479.004 Sq.mt.
f =	0.50	x	22.85	x	43.76	= 499.962 1 499.962 Sq.mt.
g =	43.47	x	52.94	=	2301.301	1 2301.301 Sq.mt.
h =	0.50	x	26.18	x	52.94	= 692.984 1 692.984 Sq.mt.
TOTAL AREA FOR COMMUNITY SITE					5973.251	4 5973.251 Sq.mt.
					OR 1.476 Acers	OR 10.0 %
REQUIRED GREEN AREA @ 7.5% OF TOTAL SITE						
PROPOSE GREEN AREA (PARK 1)						
i =	21.00	x	90.00	=	1890.00	2 3780.00 Sq.mt.
					0.934025	Acers
PROPOSE GREEN AREA (PARK 2)						
m =	15.71	x	26.43	=	415.215	1 415.215 Sq.mt.
n =	0.50	x	8.96	x	26.43	= 118.427 1 118.427 Sq.mt.
TOTAL					533.642	2 533.642 Sq.mt.
					0.131861	Acers
PROPOSE GREEN AREA (PARK 3)						
p =	2.06	x	36.00	=	74.16	3 222.480 Sq.mt.
					0.054974	Acers
PROPOSE GREEN AREA (PARK 4)						
q =	2.06	x	15.70	=	32.342	1 32.342 Sq.mt.
					0.007991	Acers
TOTAL GREEN AREA					4568.464	10 4568.464 Sq.mt.
					OR 1.128661 Acers	OR 7.64 %
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					
SCALE:- 1:1000	DRG. NO.-D-01					
ARCHITECTS:-	ENGINEERS					
AN	SOCIETY					
ARCHITECTS	PLANNERS					
ARCHITECTS	N.D.S.E-I					
ARCHITECTS	NEW DELHI - 110049					