



Nexta City, Kharkhoda.

Not just a plot. A ready residential township in NCR's next major industrial growth corridor.

Unprecedented Connectivity Corridors



The Kharkhoda Boom: NCR's Next Prosperity Belt

A "Manesar-Style" growth trajectory driven by massive institutional and industrial investment.

Industry



Maruti Suzuki Mega Plant & IMT Kharkhoda by HSIIDC.

Bringing large-scale employment, vendors, logistics, and unprecedented business activity.

Urbanisation



Proposed 10,000-Acre Satellite City

A massive future urban development planned for the Kharkhoda/Sonipat belt to support the industrial influx.

Expansion



Future Industrial Corridors

Positioned for long-term growth as state infrastructure expands around the immediate vicinity.

The Nextra Difference: Make Your House Today

The Typical Promise

Waiting years for basic roads, uncertain timelines, and selling only future possibilities.



The Nextra Reality

The only developed residential township in Kharkhoda. Phase 1 and Phase 2 are already developed, with houses already built and residential activity thriving. No long wait.



Planned Township Living

More than just land. An integrated environment built for families.



Sweet Ground Water Belt

(A crucial, rare local advantage for long-term, healthy residential settlement).



Sports & Recreation

(Upcoming Badminton Court, Tennis Court, and Skating Rink for children and active families).



Community Amenities

(An upcoming Club House for premium lifestyle living).



Spiritual & Social Spaces

(A dedicated Temple space to anchor community values).

Proven Execution, Expanding Horizon



Development Maturity Timeline

Phase 1 & Phase 2

Already Developed. Visible infrastructure, built-up homes, and active residential environment.

Phase 3 Detailed Planning

Current premium DDJAY expansion offering low-density, high-quality plot layouts.

Phase 4 & Phase 5

Coming soon. Expanding community size, driving internal demand, and escalating long-term township value.

Nextra City has already proven itself. Buyers are investing in an established ecosystem, not an experiment.

AREA STATEMENT

TOTAL AREA OF THE SCHEME				
TOTAL AREA OF THE SCHEME	=	10.50625	Acres	
AREA UNDER COMMUNITY	=	1.051126	Acres	SQM IN%
AREA UNDER COMMERCIAL	=	0.361941	Acres	4,253.757 10.00 %
AREA UNDER PLOTS	=	5.735624	Acres	23,211.244 54.55 %
TOTAL SALEBLE AREA	=	6.097565	Acres	24,675.966 58.04 %

AREA UNDER PLOTS

S.NO.	PLOT NO.		SIZE			AREA IN (SQM.)	AREA IN (SQY.)	TOTAL PLOTS	=	TOTAL AREA (IN SQM)	
	FROM	TO	WIDTH IN METER	x	LENGTH IN METER						
1	1	1	6.880	x	21.000	144.480	172.798	1	=	144.480	Sq.Mt
2	2	13	6.760	x	21.000	141.960	169.784	12	=	1703.520	Sq.Mt
3	14	21	7.060	x	21.000	148.260	177.319	8	=	1186.080	Sq.Mt
4	22	22	7.140	x	21.000	149.940	179.328	1	=	149.940	Sq.Mt
5	23	23	7.330	x	20.370	149.312	178.577	1	=	149.312	Sq.Mt
6	24	27	7.360	x	20.370	149.923	179.308	4	=	599.693	Sq.Mt
7	28	28	6.880	x	21.000	144.480	172.798	1	=	144.480	Sq.Mt
8	29	52	6.760	x	21.000	141.960	169.784	24	=	3407.040	Sq.Mt
9	53	53	6.880	x	21.000	144.480	172.798	1	=	144.480	Sq.Mt
10	54	61	7.450	x	20.000	149.000	178.204	8	=	1192.000	Sq.Mt
11	62	62	7.480	x	20.000	149.600	178.922	1	=	149.600	Sq.Mt
12	63	63	7.480	x	18.900	141.372	169.081	1	=	141.372	Sq.Mt
13	64	71	7.450	x	18.900	140.805	168.403	8	=	1126.440	Sq.Mt
14	72	79	7.450	x	18.940	141.903	169.799	8	=	1128.824	Sq.Mt
16	82	81	7.450	x	18.940	141.671	168.439	2	=	123.342	Sq.Mt
17	90	97	7.450	x	18.940	141.103	168.759	0	=	1128.824	Sq.Mt
18	98	98	7.480	x	17.790	132.538	158.512	8	=	1060.284	Sq.Mt
19	99	111	7.480	x	17.490	133.069	159.151	1	=	133.069	Sq.Mt
20	112	112	7.640	x	19.400	148.218	175.208	13	=	1921.764	Sq.Mt
21	113	113	7.500	x	19.100	143.250	171.327	1	=	143.250	Sq.Mt
22	114	119	7.370	x	19.100	140.767	168.357	6	=	844.602	Sq.Mt
23	120	124	7.170	x	20.700	148.419	177.509	5	=	742.095	Sq.Mt
24	125	125	7.180	x	20.700	148.626	177.757	1	=	148.626	Sq.Mt
25	126	127	7.500	x	20.000	150.000	179.404	2	=	300.000	Sq.Mt
26	128	128	6.950	x	21.000	145.950	174.556	1	=	145.950	Sq.Mt
27	129	131	6.900	x	21.000	144.900	173.300	3	=	434.700	Sq.Mt
28	132	132	7.160	x	19.000	136.040	162.704	0	=	136.040	Sq.Mt
29	133	151	7.000	x	19.000	133.000	159.068	1	=	527.000	Sq.Mt
30	152	152	7.000	x	16.000	112.000	133.952	19	=	2322.000	Sq.Mt
31	153	153	6.370	x	9.000	57.330	68.567	1	=	57.330	Sq.Mt
32	154	154	7.000	x	13.000	91.000	108.836	1	=	91.000	Sq.Mt
33	155	155	7.000	x	21.000	147.000	175.812	1	=	147.000	Sq.Mt
34	156	159	7.000	x	21.130	147.910	176.900	4	=	591.640	Sq.Mt
35	160	164	7.000	x	21.350	149.450	178.742	5	=	747.250	Sq.Mt
TOTAL								164	=	23211.244	Sq.Mt

DENSITY CALCULATION

TOTAL DENSITY	=	164	x	18.00	@ Person's per Plot
	=	2952	÷	10.50625	Acres
	=	280.975	PPA	Against 240 - 400 PPA permissible	

PHASE 3

AREA UNDER GREEN

7.50 % AREA OF 10.50625 ACRE

REQUIRED GREEN	=	0.7880	Acres	3188.796	SQM.	7.50% of Total area of the Scheme
GREEN		In SQM.				
GREEN 1	=	1766.4356	0.43650	Acres		
GREEN 2	=	308.9973	0.07635	Acres		
GREEN 3	=	978.6070	0.24182	Acres		
GREEN 4	=	136.1337	0.03364	Acres		
TOTAL GREEN PROPOSED	=	3190.1736	0.78831	Acres		7.503%

AREA UNDER COMMERCIAL

REQUIRED AREA	=	1.050625	Acres	4251.7281	10.000%
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COMMERCIAL AREA STATEMENT

DESCRIPTION	In SQM.			
AREA UNDER COMMERCIAL	=	0.361941	Acres	4253.757
COMMERCIAL FACILITIES	=	0.1999	Acres	1464.7224
TOTAL COMMERCIAL AREA	=	0.561841	Acres	5718.4794

AREA FOR PROVISION OF COMMUNITY

REQUIRED AREA	=	1.050625	Acres	4251.7281	10.000%
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COMMUNITY AREA STATEMENT

COMMUNITY HALL SQM.	=	4579.366	SQM.	01.1319 ACRES
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LEGEND:-

	SITE BOUNDARY FOR DDJAY COLONY		COMMERCIAL PLOT
	GREEN / PARK AREA		COMMUNITY SITE



nextcracity PLOTTED TOWNSHIP

DETAIL OF RESIDENTIAL AREA		
S.NO.	PLOT NO'S	AREA IN YARDS
1.	1 TO 2	175.81 sq. yards
2.	3 TO 8	167.43 sq. yards
3.	9 TO 18	167.43 sq. yards
4.	17 TO 18	175.81 sq. yards
5.	19 TO 25	152.75 sq. yards
6.	26 TO 37	179.39 sq. yards
7.	38	126.65 sq. yards
8.	38 TO 44	134.54 sq. yards
9.	45 TO 81	152.84 sq. yards
10.	82	176.09 sq. yards
11.	83	163.61 sq. yards
12.	84 TO 74	152.84 sq. yards
13.	75 TO 77	179.39 sq. yards
14.	78 TO 82	173.41 sq. yards
15.	83	167.67 sq. yards
16.	84 TO 135	173.41 sq. yards
17.	136 TO 110	179.39 sq. yards
18.	111	163.28 sq. yards
19.	112 TO 114	159.10 sq. yards
20.	115 TO 124	130.06 sq. yards
21.	125 TO 137	130.06 sq. yards
22.	138	133.47 sq. yards
23.	139 TO 148	179.39 sq. yards
24.	149 TO 184	173.41 sq. yards
25.	185 TO 182	173.41 sq. yards
26.	183	179.39 sq. yards
27.	184	146.65 sq. yards
28.	185 TO 205	141.77 sq. yards
29.	206 TO 228	135.87 sq. yards
30.	227	149.55 sq. yards
31.	228	140.64 sq. yards
32.	229 TO 248	135.96 sq. yards



PHASE - 2

Artistic Rendition

PHASE - 1

nextcity

24 M WIDE SECTORIAL ROAD

INSTITUTIONAL LAND

24 M WIDE SECTORIAL ROAD

PLOTS SIZE 150 SQ.YARDS.

COMMERCIAL AREA

