

This layout plan for an area measuring 10.36875 acres (Drawing No. L2502-APC-LA-0001 Dated 20/11/2025) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by X Ecosystem Solutions LLP village Patti Katth Seth, Sector-34, Kaithal is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. 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.
3. 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 Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP, Hr. for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, 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.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. 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 Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. 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.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. 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)(iii) of the Act No.8 of 1975.
13. 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.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5PPA dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Ramay (RAMAN KUMAR) ATP (HQ)  
 Ashish (ASHISH SHARMA) DTP (HQ)  
 Hitesh (HITESH SHARMA) STP (HQ)  
 Bhunesh (BHUNESH KUMAR) CTP (HR)  
 Amit (AMIT KHATRI, IAS) DTCP (HR)

Satya (SATYA PAL) JD (HQ)

AREA STATEMENT						
	Area (in sq.mt.)	Area (in acres)	Permissible Area (in acres)	Permissible Area (in %age)	Proposed Area (in acres)	Proposed Area (in %age)
TOTAL AREA OF THE SCHEME	41960.776	10.36875				
AREA UNDER COMMERCIAL	960.287	0.2373	0.4148	4	0.2373	2.2885
AREA UNDER PLOTS	22699.421	5.6092	6.3249	61	5.6092	54.0968
TOTAL SALEABLE AREA	23659.688	5.8464	6.7397	65	5.8464	56.3852

AREA UNDER PLOTS						
Plot No	Type	SIZE	AREA (IN SQ.MTR)	NO.	TOTAL AREA (IN SQ.MTR)	
01 TO 05, 22	A	7.740 X 17.60	136.224	10	1362.240	
26 TO 27	B	7.500 X 17.60	132.000	18	2612.250	
06 TO 21	C	7.544 X 17.60	132.784	16	2335.622	
45 TO 122	D	9.110 X 17.60	160.336	78	11617.983	
123	E1	AS PER SITE	74.396	1	74.396	
124	E2	AS PER SITE	53.337	1	53.337	
125 TO 129	F	7.000 X 17.60	123.800	5	700.000	
130	H	6.000 X 17.60	105.600	1	84.000	
131 TO 135	I	7.945 X 17.60	139.832	5	695.188	
136,150	J	8.000 X 17.60	140.800	2	300.000	
137	K	6.868 X 17.60	120.888	1	103.020	
138 TO 144	L	7.830 X 17.60	137.808	7	976.824	
145	M	6.000 X 17.60	105.600	1	62.840	
146	N	7.223 X 17.60	127.115	1	108.345	
147,148	O	8.000 X 17.60	140.800	2	298.256	
149	P	8.000 X 17.60	140.800	1	115.408	
151-154	Q	8.647 X 17.60	151.087	4	600.000	
155-158	R	9.145 X 17.60	160.952	4	599.912	
GRAND TOTAL			22699.421	158	22699.421	

AREA FOR PROVISION OF COMMUNITY FACILITIES						
Proposed Area (in sq.mt.)	Proposed Area (in acres)	Proposed Area (%age)	Required Area (in sq.mt.)	Required Area (in acres)	Permissible Area (in %age)	
4196.12	1.0369	10.000	4196.078	1.0369	10	

DENSITY CALCULATION						
TOTAL DENSITY	=	158	x	18.00	(@ person per plot)	
NET PLANNED AREA	=	2844.00	persons			
POPULATION PER ACRE	=	10.36875	acres			
	=	2844.00	/	10.3688		
	=	274.286	PPA	Permissible	240-400 PPA	

AREA UNDER GREEN						
ORGANIZED GREEN						
G1	G2	G3	G4	G5	Total Area (in Sq.Mt.)	Total Area (in Acres)
140.602	1236.463	926.491	261.731	592.877	3158.164	0.7804
REQUIRED						
ORGANIZED GREEN					In Sq. mt	%
TOTAL					3147.06	7.5
ADDITIONAL FACILITY						
UNDERGROUND SEWAGE TREATMENT PLANT (UGSTP) AREA 450 SQ.MT						
UNDERGROUND WATER TANK (UGT) 200 SQ.MT, ELECTRICAL TRANSFORMER (ET) 9 SQ.MT.						



CLIENT/ OWNER  
 X ECOSYSTEM SOLUTIONS LLP  
 255/7 Near Arya Samaj Mandir, KEORCK Gate, Kaithal, Haryana, India-136027

CLIENT SIGNATURE *[Signature]* X ECOSYSTEM SOLUTIONS LLP  
 Authorised signatory

(AUTHORISED SIGNATORY FOR: X ECOSYSTEM SOLUTIONS LLP)

MVF DESIGN PVT LTD  
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ARCHITECT *[Signature]* CA 2012 / 58144  
 Ar Vishal Arora  
 COUNCIL OF ARCHITECTURE

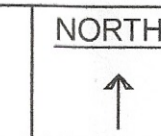
PROJECT CODE: L2502

PROJECT TITLE  
 AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON LAND MEASURING 10.3675 ACRES, SECTOR- 34, KAITHAL FOR M/S X ECOSYSTEM SOLUTIONS LLP

DRAWING TITLE  
 LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY

DRAWING NO.  
**L2502-APC-LA-0001**

SCALE 1: 1000  
 DATE: 13.11.2025 SHEET NO. 1 of 1



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