

ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) PART OF INDUSTRIAL PLOTTED COLONY FOR AN AREA MEASURING 104.59375 ACRES (LICENSE NO. 16 OF 2018, 129 OF 2019, 11 OF 2021 & 64 OF 2022) FALLING IN REVENUE ESTATE OF VILLAGE BANOOLI, BID DADRI, DADRI TAL. YAQUBPUR, SONDIH & FATEHPUR, DISTRICT JHAIJAR BEING DEVELOPED BY MODEL ECONOMIC TOWNSHIP LTD.

FOR PURPOSE OF CODE 1.2 (ACV) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE

The land shown in this zoning plan shall be utilized in accordance with the markings explained in the table below and no other nature whatsoever.

Sl. No.	Use Zone	Description
1	RESIDENTIAL	Residential
2	INDUSTRIAL	Industrial
3	COMMERCIAL	Commercial
4	AGRICULTURE	Agriculture
5	RECREATION	Recreation
6	OPEN SPACE	Open Space
7	WATER BODY	Water Body
8	ROAD	Road
9	RAILWAY	Railway
10	UTILITY	Utility
11	UNDEVELOPED LAND	Undeveloped Land
12	WATER RESERVE	Water Reserve
13	WATER CHANNEL	Water Channel
14	WATER TOWER	Water Tower
15	WATER TREATMENT PLANT	Water Treatment Plant
16	WATER SUPPLY TOWER	Water Supply Tower
17	WATER MAIN	Water Main
18	WATER DISTRIBUTION NETWORK	Water Distribution Network
19	WATER RESERVE ZONE	Water Reserve Zone
20	WATER RESERVE AREA	Water Reserve Area
21	WATER RESERVE STRIP	Water Reserve Strip
22	WATER RESERVE BUFFER	Water Reserve Buffer
23	WATER RESERVE MARGIN	Water Reserve Margin
24	WATER RESERVE CORNER	Water Reserve Corner
25	WATER RESERVE INTERSECTION	Water Reserve Intersection
26	WATER RESERVE JUNCTION	Water Reserve Junction
27	WATER RESERVE CONDUIT	Water Reserve Conduit
28	WATER RESERVE STRUCTURE	Water Reserve Structure
29	WATER RESERVE EQUIPMENT	Water Reserve Equipment
30	WATER RESERVE ACCESS	Water Reserve Access
31	WATER RESERVE EGRESS	Water Reserve Egress
32	WATER RESERVE ENTRANCE	Water Reserve Entrance
33	WATER RESERVE EXIT	Water Reserve Exit
34	WATER RESERVE ENTRANCE/EXIT	Water Reserve Entrance/Exit
35	WATER RESERVE ENTRANCE/EXIT/ACCESS	Water Reserve Entrance/Exit/Access
36	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS	Water Reserve Entrance/Exit/Access/Egress
37	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE	Water Reserve Entrance/Exit/Access/Egress/Entrance
38	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit
39	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access
40	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress
41	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance
42	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit
43	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access
44	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress
45	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance
46	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit
47	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access
48	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress
49	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance
50	WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT	Water Reserve Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit/Access/Egress/Entrance/Exit

2. MAXIMUM PERMISSIBLE GROUND COVER (MAXIMUM FSI AND MAXIMUM PERMISSIBLE HEIGHT)

The building of building shall be constructed only with in the portion of the site marked as buildable zone as explained above, and maximum size:

Plot Area	Maximum Permissible Ground Cover (%)	Maximum Permissible Height (3.3 Meter)
Up to 500 sqm	25%	15.5
500 to 1000 sqm	30%	16.5
1000 to 2000 sqm	35%	17.5
2000 to 5000 sqm	40%	18.5
5000 to 10000 sqm	45%	19.5
10000 to 20000 sqm	50%	20.5
20000 to 50000 sqm	55%	21.5
50000 to 100000 sqm	60%	22.5
100000 to 200000 sqm	65%	23.5
200000 to 500000 sqm	70%	24.5
500000 to 1000000 sqm	75%	25.5
1000000 to 2000000 sqm	80%	26.5
2000000 to 5000000 sqm	85%	27.5
5000000 to 10000000 sqm	90%	28.5
10000000 to 20000000 sqm	95%	29.5
20000000 to 50000000 sqm	100%	30.5
50000000 to 100000000 sqm	105%	31.5
100000000 to 200000000 sqm	110%	32.5
200000000 to 500000000 sqm	115%	33.5
500000000 to 1000000000 sqm	120%	34.5
1000000000 to 2000000000 sqm	125%	35.5
2000000000 to 5000000000 sqm	130%	36.5
5000000000 to 10000000000 sqm	135%	37.5
10000000000 to 20000000000 sqm	140%	38.5
20000000000 to 50000000000 sqm	145%	39.5
50000000000 to 100000000000 sqm	150%	40.5
100000000000 to 200000000000 sqm	155%	41.5
200000000000 to 500000000000 sqm	160%	42.5
500000000000 to 1000000000000 sqm	165%	43.5
1000000000000 to 2000000000000 sqm	170%	44.5
2000000000000 to 5000000000000 sqm	175%	45.5
5000000000000 to 10000000000000 sqm	180%	46.5
10000000000000 to 20000000000000 sqm	185%	47.5
20000000000000 to 50000000000000 sqm	190%	48.5
50000000000000 to 100000000000000 sqm	195%	49.5
100000000000000 to 200000000000000 sqm	200%	50.5
200000000000000 to 500000000000000 sqm	205%	51.5
500000000000000 to 1000000000000000 sqm	210%	52.5
1000000000000000 to 2000000000000000 sqm	215%	53.5
2000000000000000 to 5000000000000000 sqm	220%	54.5
5000000000000000 to 10000000000000000 sqm	225%	55.5
10000000000000000 to 20000000000000000 sqm	230%	56.5
20000000000000000 to 50000000000000000 sqm	235%	57.5
50000000000000000 to 100000000000000000 sqm	240%	58.5
100000000000000000 to 200000000000000000 sqm	245%	59.5
200000000000000000 to 500000000000000000 sqm	250%	60.5
500000000000000000 to 1000000000000000000 sqm	255%	61.5
1000000000000000000 to 2000000000000000000 sqm	260%	62.5
2000000000000000000 to 5000000000000000000 sqm	265%	63.5
5000000000000000000 to 10000000000000000000 sqm	270%	64.5
10000000000000000000 to 20000000000000000000 sqm	275%	65.5
20000000000000000000 to 50000000000000000000 sqm	280%	66.5
50000000000000000000 to 100000000000000000000 sqm	285%	67.5
100000000000000000000 to 200000000000000000000 sqm	290%	68.5
200000000000000000000 to 500000000000000000000 sqm	295%	69.5
500000000000000000000 to 1000000000000000000000 sqm	300%	70.5
1000000000000000000000 to 2000000000000000000000 sqm	305%	71.5
2000000000000000000000 to 5000000000000000000000 sqm	310%	72.5
5000000000000000000000 to 10000000000000000000000 sqm	315%	73.5
10000000000000000000000 to 20000000000000000000000 sqm	320%	74.5
20000000000000000000000 to 50000000000000000000000 sqm	325%	75.5
50000000000000000000000 to 100000000000000000000000 sqm	330%	76.5
100000000000000000000000 to 200000000000000000000000 sqm	335%	77.5
200000000000000000000000 to 500000000000000000000000 sqm	340%	78.5
500000000000000000000000 to 1000000000000000000000000 sqm	345%	79.5
1000000000000000000000000 to 2000000000000000000000000 sqm	350%	80.5
2000000000000000000000000 to 5000000000000000000000000 sqm	355%	81.5
5000000000000000000000000 to 10000000000000000000000000 sqm	360%	82.5
10000000000000000000000000 to 20000000000000000000000000 sqm	365%	83.5
20000000000000000000000000 to 50000000000000000000000000 sqm	370%	84.5
50000000000000000000000000 to 100000000000000000000000000 sqm	375%	85.5
100000000000000000000000000 to 200000000000000000000000000 sqm	380%	86.5
200000000000000000000000000 to 500000000000000000000000000 sqm	385%	87.5
500000000000000000000000000 to 1000000000000000000000000000 sqm	390%	88.5
1000000000000000000000000000 to 2000000000000000000000000000 sqm	395%	89.5
2000000000000000000000000000 to 5000000000000000000000000000 sqm	400%	90.5
5000000000000000000000000000 to 10000000000000000000000000000 sqm	405%	91.5
10000000000000000000000000000 to 20000000000000000000000000000 sqm	410%	92.5
20000000000000000000000000000 to 50000000000000000000000000000 sqm	415%	93.5
50000000000000000000000000000 to 100000000000000000000000000000 sqm	420%	94.5
100000000000000000000000000000 to 200000000000000000000000000000 sqm	425%	95.5
200000000000000000000000000000 to 500000000000000000000000000000 sqm	430%	96.5
500000000000000000000000000000 to 1000000000000000000000000000000 sqm	435%	97.5
1000000000000000000000000000000 to 2000000000000000000000000000000 sqm	440%	98.5
2000000000000000000000000000000 to 5000000000000000000000000000000 sqm	445%	99.5
5000000000000000000000000000000 to 10000000000000000000000000000000 sqm	450%	100.5

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

Not more than four dwelling units shall be allowed on each plot as per the norms and conditions of safety circular vide memo no. 198201/07/02/18/2/CP dated 07.03.2018.

4. BAR ON SUB-DIVISION OF PLOT

Sub-division & building of the plots shall not be permitted in any circumstances.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as buildable zone as explained above. The setback provisions as per the provisions of Haryana Building Code, 2017, shall be followed.

6. STREET PARKING

Street parking is allowed in all sites plots. The clear height of the site shall be maximum 2.40 meters from the ground level and below the bottom of the beam. The site will not be permitted for any purpose other than parking.

7. PARKING

Parking shall be provided as per the provisions of Haryana Building Code, 2017, as amended from time to time in no circumstances, the vehicular belonging to the plot shall be parked outside the plot area.

8. PLANTING LEVEL

The planting height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

1. GENERAL
2. BOUNDARY WALL
3. GATE AND GATE POST
4. GARAGE COLLECTION POINT
5. ACCESS
6. PLANTING
7. WATER RESERVE
8. WATER CHANNEL
9. WATER TOWER
10. WATER MAIN
11. WATER DISTRIBUTION NETWORK
12. WATER RESERVE ZONE
13. WATER RESERVE AREA
14. WATER RESERVE STRIP
15. WATER RESERVE BUFFER
16. WATER RESERVE MARGIN
17. WATER RESERVE JUNCTION
18. WATER RESERVE CONDUIT
19. WATER RESERVE STRUCTURE
20. WATER RESERVE EQUIPMENT
21. WATER RESERVE ACCESS
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27. WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS
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32. WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE
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46. WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS
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48. WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE
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50. WATER RESERVE ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS/EGRESS/ENTRANCE/EXIT/ACCESS

RAJESH DUTTA (RAJESH DUTTA) J.D. (H.O.)

ASHISH SHARMA (ASHISH SHARMA) A.P. (H.O.)

PAVESH KUMAR (PAVESH KUMAR) D.P. (H.O.)

HITESH SHARMA (HITESH SHARMA) S.T.P. (H.O.)

P. SANKH (P. SANKH) D.P. (H.O.)

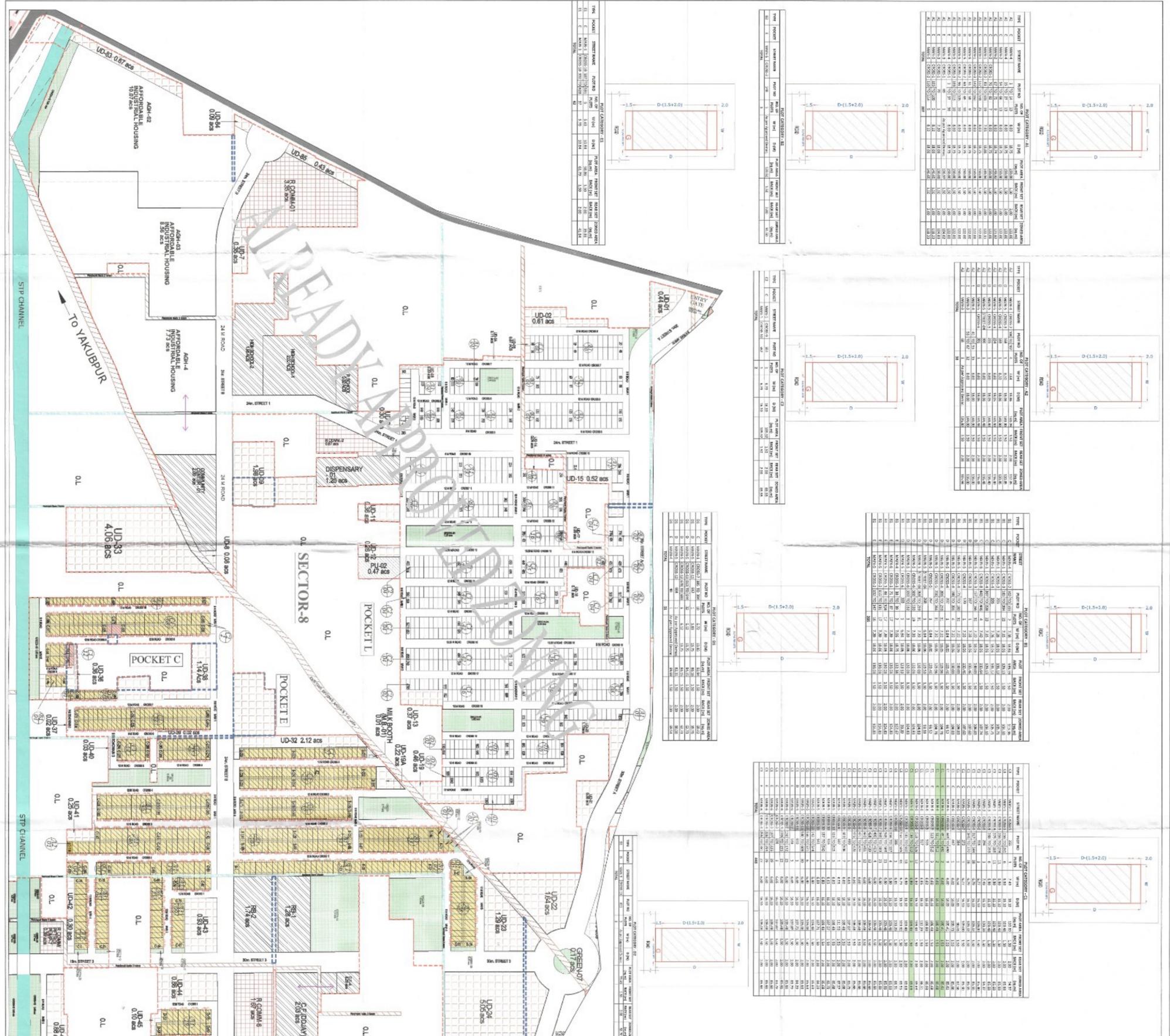
T.L. SATYAKUMAR (T.L. SATYAKUMAR) D.P. (H.O.)

DRG. NO. 007CP-3772 DATED 22-11-2022

Revised drawing in conjunction with the demarcation plan verified by D.P. Jha/ Mr. Jha dated 20.08.2022

ALL DIMENSIONS ARE IN METERS

SHEET NO. 2 OF 2



Plot No.	Area (sqm)	Plot No.	Area (sqm)
UD-01	0.43	UD-11	0.35
UD-02	0.35	UD-12	0.35
UD-03</			