

**PART ZONING PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DREEN DAYAL JAIN AWAS YOUNG AN AREA MEASURING 1063 ACRES (LICENSE NO. 06 OF 2012/16 OF 2018 & 11 OF 2019 & 11 OF 2021), FALLING IN VILLAGE BANNOOLA, BID DADRI, MATHURA DISTRICT, YAMUNAPUR, SONDHDI & FATEHPUR DISTRICT, JHARWA, HARYANA BEING DEVELOPED BY MODEL ECONOMIC TOWNSHIP LTD.**

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

**1. USE ZONE**  
The use shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Use Zone	Permissible Use of Land	Restrictions
1	Residential	To be used only for residential purposes as per Code 1.2 (KVI) of the Haryana Building Code, 2017.
2	Public open space	To be used only for landscaping and recreational purposes.
3	Commercial	As per supplementary zoning plan for the area.

**2. MAXIMUM PERMISSIBLE HEIGHT/ OVERHEAD CABLE CROSSING CLEARANCE/ MAXIMUM PERMISSIBLE HEIGHT/ INCLUDING STEEL FRAMING/ MAXIMUM PERMISSIBLE HEIGHT/ INCLUDING STEEL FRAMING**

(a) The building or structure shall be constructed only within the portion of the site marked as building zone as explained above, and conform to the following:

Use Zone	Permissible Height/ Including Steel Framing	Restrictions
1	15.25	As per supplementary zoning plan for the area.
2	18.75	As per supplementary zoning plan for the area.

(b) The building or structure shall be constructed only within the portion of the site marked as building zone as explained above, and conform to the following:

Use Zone	Permissible Height/ Including Steel Framing	Restrictions
1	15.25	As per supplementary zoning plan for the area.
2	18.75	As per supplementary zoning plan for the area.

**3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT**  
Not more than four dwelling units shall be allowed on each plot as per the terms and conditions of the plot plan. The maximum number of dwelling units shall be as per the following table:

Plot Area (sq. m)	Maximum No. of Dwelling Units
1000	1
1200	2
1500	3
2000	4

**4. MAXIMUM SUB-DIVISION OF PLOT**  
Sub-division of plots shall not be permitted in any circumstances.

**5. BUILDING SETBACK**  
Building over the boundary wall and plot shall be constructed within the portion of the plot area as per the terms and conditions of the plot plan. The minimum setback shall be as per the following table:

Use Zone	Minimum Setback (m)
1	1.5
2	1.5

**6. SITE FENCING**  
The building or structure shall be constructed within the portion of the plot area as per the terms and conditions of the plot plan. The minimum height of the site fence shall be as per the following table:

Use Zone	Minimum Height of Site Fence (m)
1	1.5
2	1.5

**7. PARKING**  
Parking shall be provided as per the provisions of Haryana Building Code, 2017, as amended in all circumstances, the vehicles belonging to the plot shall be parked outside the plot area.

DATE: 20/10/2018 BY: K. MARWAN ARORA (DIPHR)

