

ZONING PLAN FOR INDUSTRIAL PLOTS IN SECTOR -3 FALLING IN THE INDUSTRIAL COLONY AREA MEASURING 276.006 ACRES (LICENSE NO. 19 OF 2011, LICENSE NO. 7 OF 2012 & LICENSE NO. 08 OF 2016) FALLING IN THE REVENUE ESTATES OF VILLAGES DADRI TOE, BIR DADRI & SHEOIPURA, DISTRICT JHAJJAR BEING DEVELOPED BY MODEL ECONOMIC TOWNSHIP LIMITED.

FOR THE PURPOSE OF CODE 1.2(xcv) & CLAUSE 6.3 (3) (iv) OF HARYANA BUILDING CODE 2017 AS AMENDED FROM TIME TO TIME

1. USEZONE- The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Usezone	Permissible use of plot as per the zoning plan	Type of building permitted on land as per clause 1.1
1	Industrial	Industrial buildings
2	Public Utility	Public utility buildings
3	Community	Community buildings
4	Commercial	Commercial buildings
5	Residential	Residential buildings
6	Public Utility	Public utility buildings
7	Community	Community buildings
8	Commercial	Commercial buildings
9	Residential	Residential buildings
10	Public Utility	Public utility buildings
11	Community	Community buildings
12	Commercial	Commercial buildings
13	Residential	Residential buildings
14	Public Utility	Public utility buildings
15	Community	Community buildings
16	Commercial	Commercial buildings
17	Residential	Residential buildings
18	Public Utility	Public utility buildings
19	Community	Community buildings
20	Commercial	Commercial buildings
21	Residential	Residential buildings
22	Public Utility	Public utility buildings
23	Community	Community buildings
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27	Community	Community buildings
28	Commercial	Commercial buildings
29	Residential	Residential buildings
30	Public Utility	Public utility buildings
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32	Commercial	Commercial buildings
33	Residential	Residential buildings
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35	Community	Community buildings
36	Commercial	Commercial buildings
37	Residential	Residential buildings
38	Public Utility	Public utility buildings
39	Community	Community buildings
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42	Public Utility	Public utility buildings
43	Community	Community buildings
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45	Residential	Residential buildings
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89	Residential	Residential buildings
90	Public Utility	Public utility buildings
91	Community	Community buildings
92	Commercial	Commercial buildings
93	Residential	Residential buildings
94	Public Utility	Public utility buildings
95	Community	Community buildings
96	Commercial	Commercial buildings
97	Residential	Residential buildings
98	Public Utility	Public utility buildings
99	Community	Community buildings
100	Commercial	Commercial buildings

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT FAN AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDES:

(a) The maximum permissible ground coverage, basement FAN and maximum permissible height shall be as indicated above, and maximum size shall be as indicated below, and maximum size shall be as indicated below.

(b) The maximum permissible ground coverage, basement FAN and maximum permissible height / including with parking on the area of the site mentioned in column 2, according to the table below:

S.No.	Type of Industry	Maximum Permissible Ground Coverage (%)	Maximum Permissible Basement FAN (%)	Maximum Permissible Height (meters)
1	General	60%	10%	20 meters
2	Process and Treatment	40%	10%	20 meters
3	Power Generation	40%	10%	20 meters
4	Information Technology	40%	10%	20 meters
5	Information Technology	40%	10%	20 meters
6	Information Technology	40%	10%	20 meters
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The proportion to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017.

Note- No case of permissible ground coverage as permitted in the table is not possible to achieve on the ground the same may be achieved on top floor.

(a) The maximum permissible ground coverage, basement FAN and maximum permissible height shall be as indicated above, and maximum size shall be as indicated below, and maximum size shall be as indicated below.

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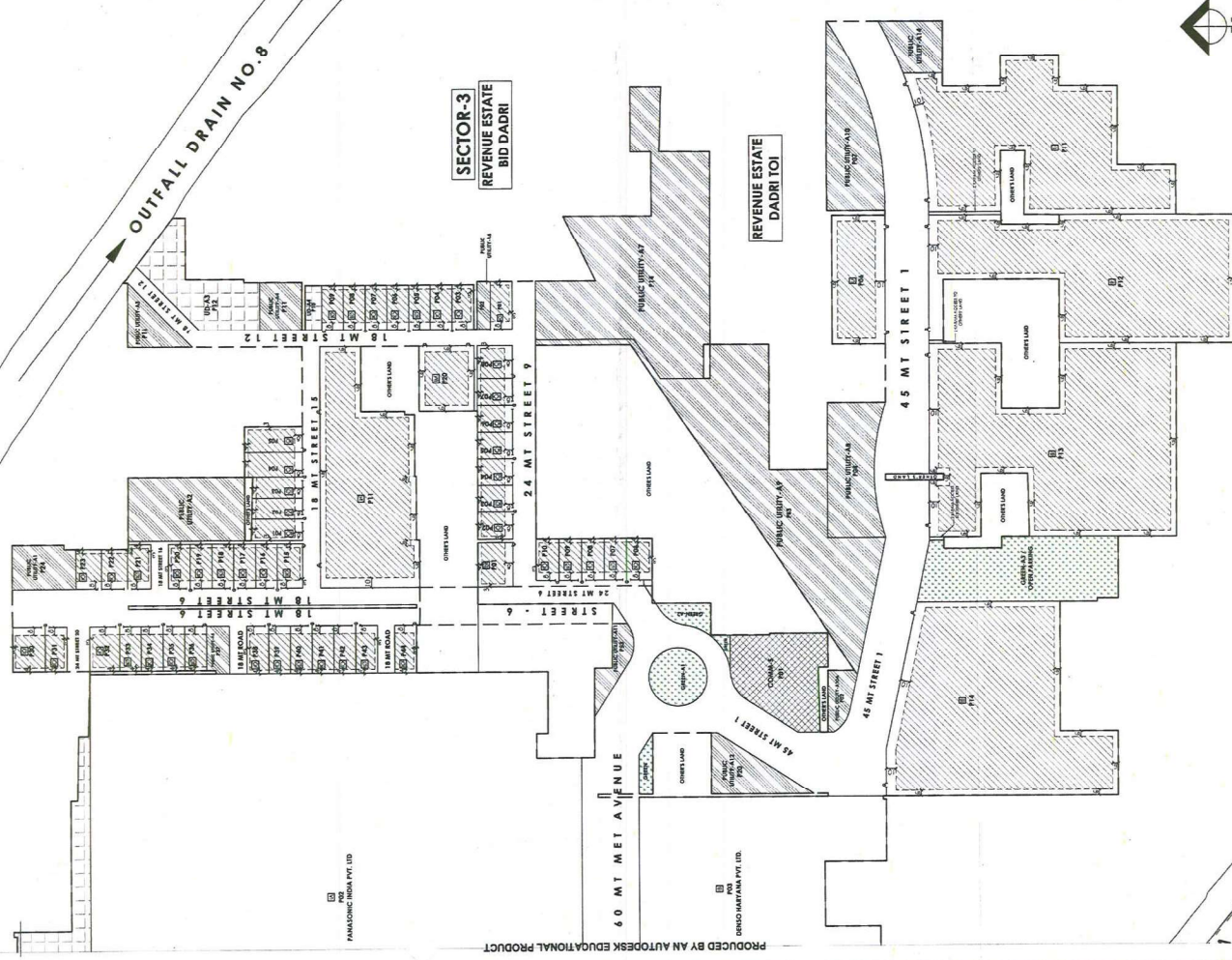
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SCALE=1:2400  
ALL DIMENSIONS IN METER.

6. SITE PARKING: All parking spaces shall be provided in accordance with the parking space provided in the table below and no other manner whatsoever:

7. PARKING: All parking spaces shall be provided in accordance with the parking space provided in the table below and no other manner whatsoever:

8. PLUMBING: All plumbing work shall be done in accordance with the provisions of Haryana Building Code, 2017.

9. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTION ROADS AND PUBLIC OPEN SPACES: No direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

10. BOUNDARY WALL: The boundary wall shall be constructed as per Code 7.5.

11. GATE AND GATE POST: The gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.

12. DISPLAY OF POSTAL NUMBER OF THE PLOT: The postal number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

13. GARBAGE COLLECTION POINT: Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the collector.

14. ACCESS: No plot or public building will derive an access from less than 15 meters wide road.

15. NOTES: Read this drawing in conjunction with the demarcation plan verified by D.P.P., Hajar vide Order No. 860 dated 01/03/2017.

DWG. NO. DTP\_5876 DATED 18-05-2017

(RAM AJTAR BASSI) AD(HO)

(INESH KUMAR) SD(HO)

(RAV SHAG) DTP (HC)

(DEVI ANIL KUMAR) STP (M) HO

(KAMAL KUMAR) CTP (HC)

(T.L.SATYAPRAKASH) DTPC (HR)

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For Model Economic Township Limited

Authorized Signatory

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