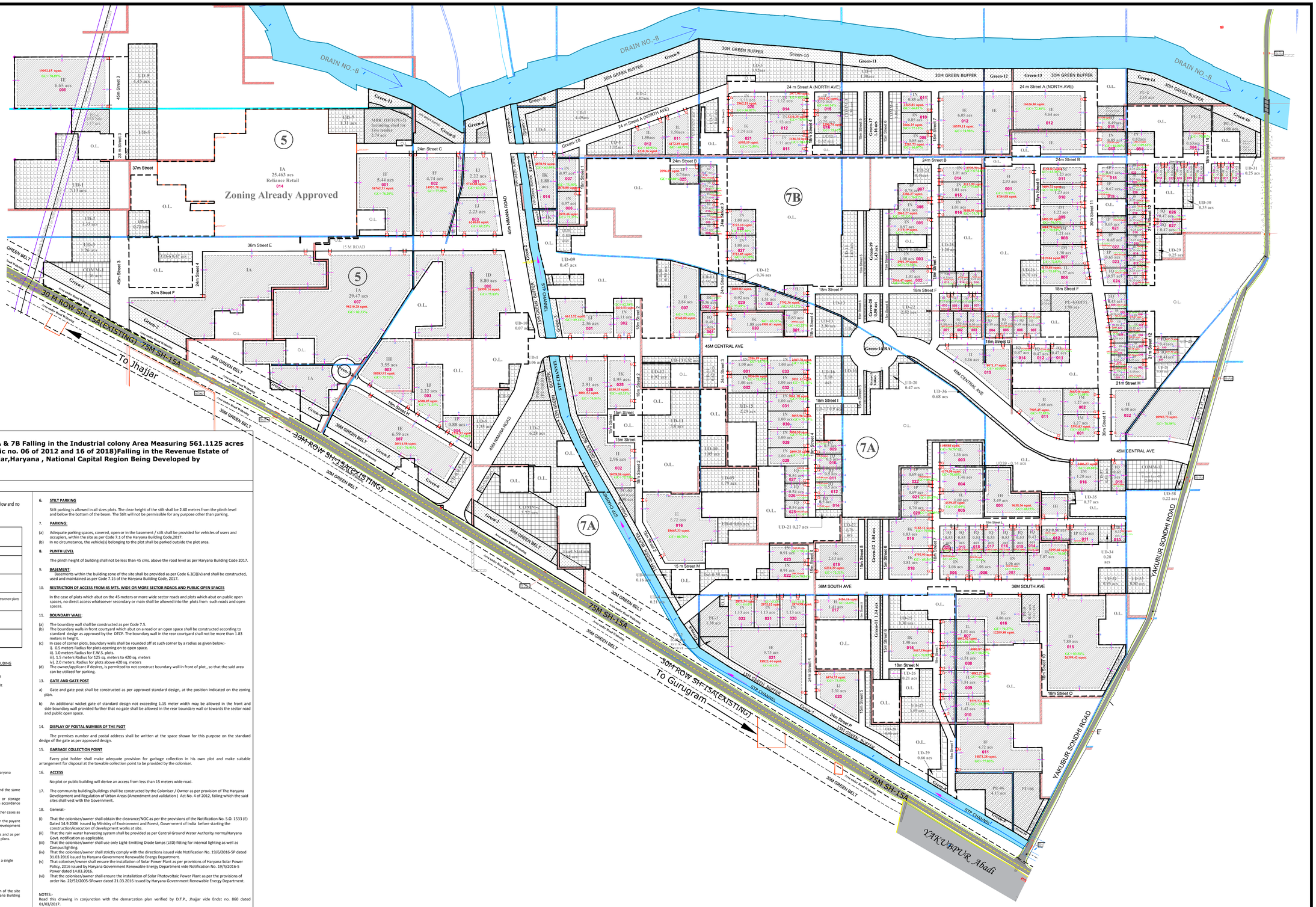

Part Zonning plan for Industrial Plots in Sector-5, 7A & 7B Falling in the Industrial colony Area Measuring 561.1125 acres (88.725+472.3875 acres ,Part of 907.25 acres vide Lic no. 06 of 2012 and 16 of 2018)Falling in the Revenue Estate of Villages Dardri Toi, Yakubpur and Sondhi, Distt. Jhajjar,Haryana , National Capital Region Being Developed by Model Economic Township.

1. USE ZONE:-
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:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
1	2	3
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Public Utility Sites	Utilities such as water tanks, Electric Sub station, Sewage treatment plants as approved in service plan estimates
	Commercial	As per supplementary zoning plan to be approved separately for each site.
	Community buildings	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE, BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-

(a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.
(b) The Maximum permissible ground coverage, basement,F.A.R and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the tale below :-

S.No	Type of Industry	Maximum permissible Ground Coverage	Permissible Basement	Maximum permissible Floor Area Ratio (FAR)	Maximum permissible Height	Remarks
1	General	60%	Twin Level	150%	30 meters	
2	Apparel and footwear	40%	Unrestricted	250%	Unrestricted	To be located on roads with a Right of Way of 15 meters and above
3	Biotechnology other than Pharmaceuticals					
4	Information Technology / Information Technology enabled services					
5	Information Technology park, Cyber park, Cyber city, Technology park	40%	Unrestricted	250%	Unrestricted	Subject to condition that the plot must be locate on the roads with a Right of Way of 30 meters and above.

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

Note:-
a) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on top floor.
b) Unrestricted basement means as many basements subject to fulfilment of parking norms and/ or storage requirements and /or uaeof maximum permissible FAR (in case of habitable use of basement) requiredin accordance to use of building.
c) Four level basement shall be allowed only on the site having area more than 8000 square meters and in other cases as decided by competent authority.
d) The facility of enhanced FAR beyond the General Level of 125% in the industrial use shall be permitted on payent of proportionate charges/infrastructure strengthening charges as prescribed by the Government/ Development Agency.
e) Warehousing shall be permitted in the Industrial use subject to payment of additional conversion charges and as per norms provided in Haryana Building code 2017 clause number 6.3 (3) (v) at the time of approval of Building plans.

3. **SUB-DIVISION / COMBINATION OF PLOTS.**

(a) No plot shall be sub-divided. However two or more plots under one ownership may be combined to form a single plot subject to the following condition:-
i) The site coverage shall be as per clause number 2 above.
ii) The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

4. BUILDING SETBACK

Building other than boundary wall, Guard room and gates shall be constructed only within the portion of the site marked as Industrial buildable zone in clause number 1 above. The cantilever projections as allowed in Haryana Building Code 2017 shall project beyond the portion marked as Industrial buildable zone.

5. **HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY**

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017 and as shown in table under clause 2 (b) of this zoning.

6. **STILT PARKING**

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.

7. **PARKING:**
(a) Adequate parking spaces, covered, open or in the basement / stilt shall be provided for vehicles of users and occupiers, within the site as per Code 7.1 of the Haryana Building Code,2017.
(b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

8. **PLINTH LEVEL**

The plinth height of building shall not be less than 45 cms. above the road level as per Haryana Building Code 2017.

9. **BASEMENT**
Basements within the building zone of the site shall be provided as per Code 6.3(3)(iv) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

10. **RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES**

In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

11. **BOUNDARY WALL**:
(a) The boundary wall shall be constructed as per Code 7.5.
(b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP. The boundary wall in the rear courtyard shall not be more than 1.83 meters in height.
(c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i). 0.5 meters Radius for plots opening on to open space.
ii). 1.0 meters Radius for E.W.S. plots.
iii). 1.5 meters Radius for 125 sq. meters to 420 sq. meters
iv). 2.0 meters. Radius for plots above 420 sq. meters
(d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot , so that the said area can be utilized for parking.

13. **GATE AND GATE POST**
a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. **DISPLAY OF POSTAL NUMBER OF THE PLOT**
The premises 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.

15. **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 coloniser.

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

17. The community building/buildings shall be constructed by the Coloniser / Owner as per provision of The Haryana Development and Regulation of Urban Areas (Amendment and validation) Act No. 4 of 2012, failing which the said sites shall vest with the Government.

18. General:-
(i) That the coloniser/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
(ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
(iii) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
(iv) That the coloniser/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.
(v) That coloniser/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
(vi) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.

NOTES:-
Read this drawing in conjunction with the demarcation plan verified by D.T.P., Jhajjar vide Endst no. 860 dated 01/03/2017.

DRG. NO. DTCP_____DATED_____

(RAM AVTAAR) AD(HQ)	(DINESH KUMAR) SD(HQ)	(VIJENDER RANA) DTP (HQ)	(DEVENDRA NIMBOKAR) STP (HQ)	(JITENDER SIHAG) CTP (HQ)	(MAKRAND PANDURANG, IAS) DGTCP (HQ)

SCALE=1:3000

ALL DIMENSIONS IN METER.