



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

CORRIGENDUM

Registration No. HRERA-PKL-JJR-6-2018 dated 27.04.2018

Project: "Model Economic Township" an Industrial Colony on land measuring 560.38 acres located on the State Highway 15 A in village Dadri Toe, Yakubpur and Sondhi, Tehsil Badli, Jhajjar.

Promoters: Model economic Township Ltd., third floor, 77B, IFFCO Road, Sector-18, Gurugram-122015, CIN No. U70109HR2006PLC036416.

The Haryana Real Estate Regulatory Authority, Panchkula had registered the captioned project vide Registration Certificate bearing no.HRERA-PKL-JJR-6-2018 dated 27.04.2018. Subsequently, a corrigendum dated 13.03.2020 was issued revising the total area of the project to 560.38 acres. The promoter of the project has now proposed an addition of 1.625 acres in the already registered area measuring 560.38 acres revising the total area to 562.012 acres without proposing any change in the completion date.

Rest of the terms and conditions of the said certificate shall remain unchanged. This Corrigendum shall be a part and parcel of the Registration Certificate No. RERA-PKL-JJR-6-2018 dated 27.04.2018 issued by the Authority and the corrigendum dated 13.03.2020. The revised information relating to the cost of the project, the details of the plots carved out as well as other details alongwith the revised layout plan are being annexed herewith as **Annexure A** and **Annexure B** respectively.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman

Annexure A

1. **Proposed name of project:** Industrial Colony for 562.013 Acres.
2. **Location/Address of the Project:** MET project Sector-5, 7A & 7B, Dadri Toe, Jhajjar, District-Jhajjar, Tehsil-Badri, Haryana
3. **Information relating to the Project Land Area and Licences:**

Unit of Land (Sq. Mtr./Acre)	Acres
Project Land Area*	562.013 acres
Total Licenced area*	1016.1 acres (As per approved layout)

The details of the licenses granted by the Directorate of Town & Country Planning, Haryana to the promoter are as follows:

S.No.	Particulars	Area (In Acres)
1.	License No. 6 of 2012 dated 01.02.2012	88.725
	Less: Delicensing done vide order LC-2473-B-JE(S)/2012/2164 dated 03.02.2012	11.05
		77.675
2.	License No. 16 of 2018 dated 23.02.2018	907.25
	Less: Delicensing done vide order LC-2473-B-JE(S)/2012/2164 dated 03.02.2012	1.30
		817.225
3.	License No. 129 of 2019 dated 04.12.2019	105.86875
4.	License number 11 of 2021 dated 12.03.2021	15.33125
Total Licensed Area		1,016.1



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Details of Annexures Annexed to this application:

S.No.	Particulars	Page Nos.
1.	Annexure A: Requisite details for the change in area of the project	04 to 21
2.	Annexure-1: Quarterly schedule of development of whole/remaining part of the project after the change in the area along with the cashflow statement	22-23
3.	Annexure-2: All statutory approvals	24-118
4.	Annexure-3: Consent from the allottees for the change of area of the Project	119-684



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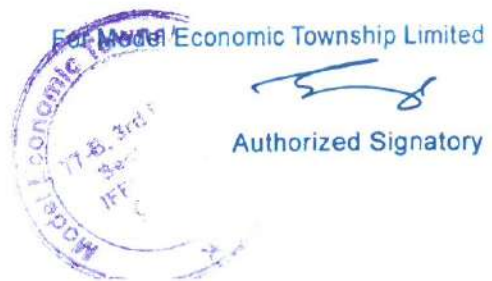
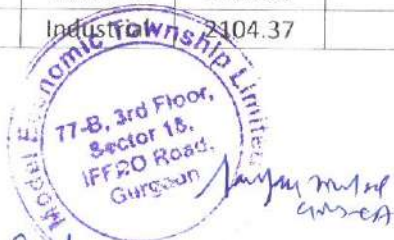


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4. Details of plots to be developed in the Project are as follows:

Details of Plots to be developed as on the date of revised application for the registration along with their current booking status:

Plot/Apartment	Plot/Apartment type	Size of the plot/carpent area of the apartments(In Square Meter)As per layout	Total number of plots/apartments in the project	Total Size of the Plots	Plots/apartments booked/sold up to the date of application	Yet to be sold/booked	No. of towers to be/ being constructed for booked apartments
Plot	Industrial	103045.2	1	103045.2	1	0	N.A.
Plot	Industrial	10724.18	1	10724.18	0	1	N.A.
Plot	Industrial	7689.03	1	7689.03	1	0	N.A.
Plot	Industrial	22014.92	1	22014.92	1	0	N.A.
Plot	Industrial	19870.08	1	19870.08	1	0	N.A.
Plot	Industrial	9550.59	1	9550.59	1	0	N.A.
Plot	Industrial	5018.11	1	5018.11	1	0	N.A.
Plot	Industrial	17441.97	1	17441.97	0	1	N.A.
Plot	Industrial	566.56	1	566.56	1	0	N.A.
Plot	Industrial	8660.28	1	8660.28	1	0	N.A.
Plot	Industrial	20274.77	1	20274.77	0	1	N.A.
Plot	Industrial	7082.01	1	7082.01	1	0	N.A.
Plot	Industrial	6434.51	1	6434.51	1	0	N.A.
Plot	Industrial	59286.5	1	59286.5	0	1	N.A.
Plot	Industrial	3723.11	1	3723.11	1	0	N.A.
Plot	Industrial	12747.61	1	12747.61	0	1	N.A.
Plot	Industrial	6717.79	1	6717.79	0	1	N.A.
Plot	Industrial	7365.29	1	7365.29	0	1	N.A.
Plot	Industrial	2104.37	1	2104.37	0	1	N.A.
Plot	Industrial	2104.37	1	2104.37	0	1	N.A.
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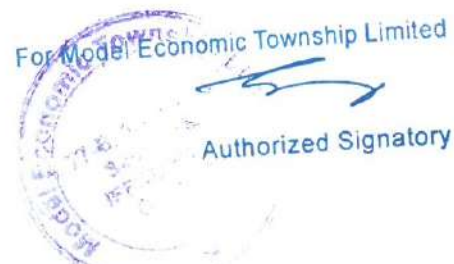
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Plot	Industrial	12140.58	1	12140.58	0	1	N.A.
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Plot	Industrial	8093.72	1	8093.72	0	1	N.A.
Plot	Industrial	2509.05	1	2509.05	0	1	N.A.
Plot	Industrial	2023.43	1	2023.43	1	0	N.A.
Plot	Industrial	2023.43	1	2023.43	1	0	N.A.
Plot	Industrial	2023.43	1	2023.43	1	0	N.A.
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Plot	Industrial	2832.8	1	2832.8	0	1	N.A.
Plot	Industrial	18898.84	1	18898.84	0	1	N.A.



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Plot	Industrial	11533.55	1	11533.55	1	0	N.A.
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Plot	Industrial	11776.36	1	11776.36	1	0	N.A.
Plot	Industrial	13233.23	1	13233.23	0	1	N.A.
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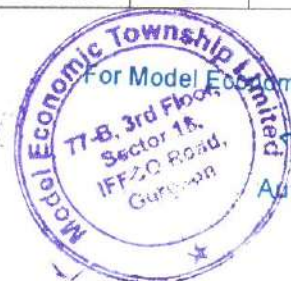


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Plot	Industrial	3682.64	1	3682.64	0	1	N.A.
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Plot	Industrial	2023.43	1	2023.43	0	1	N.A.
Plot	Industrial	2023.43	1	2023.43	0	1	N.A.



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Plot	Industrial	1335.46	1	1335.46	0	1	N.A.
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Plot	Industrial	1133.12	1	1133.12	1	0	N.A.
Plot	Industrial	1052.18	1	1052.18	1	0	N.A.



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Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1052.18	1	1052.18	1	0	N.A.
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Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1821.09	1	1821.09	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
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Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
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Plot	Industrial	4572.95	1	4572.95	0	1	N.A.
Plot	Industrial	2023.43	1	2023.43	0	1	N.A.
Plot	Industrial	2023.43	1	2023.43	0	1	N.A.
Plot	Industrial	8093.72	1	8093.72	0	1	N.A.
Plot	Industrial	6070.29	1	6070.29	1	0	N.A.
Plot	Industrial	6070.29	1	6070.29	1	0	N.A.



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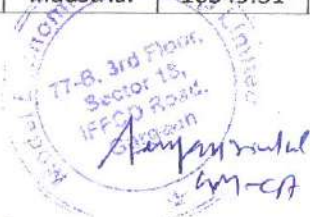
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Plot	Industrial	2306.71	1	2306.71	0	1	N.A.
Plot	Industrial	2185.3	1	2185.3	0	1	N.A.
Plot	Industrial	7608.1	1	7608.1	0	1	N.A.
Plot	Industrial	3318.43	1	3318.43	0	1	N.A.
Plot	Industrial	2549.52	1	2549.52	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1052.18	1	1052.18	1	0	N.A.
Plot	Industrial	1052.18	1	1052.18	1	0	N.A.
Plot	Industrial	1052.18	1	1052.18	1	0	N.A.
Plot	Industrial	1052.18	1	1052.18	1	0	N.A.
Plot	Industrial	1052.18	1	1052.18	1	0	N.A.
Plot	Industrial	2994.68	1	2994.68	1	0	N.A.
Plot	Industrial	849.84	1	849.84	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1335.46	1	1335.46	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	1	0	N.A.
Plot	Industrial	1052.18	1	1052.18	1	0	N.A.
Plot	Industrial	1011.72	1	1011.72	0	1	N.A.
Plot	Industrial	1011.72	1	1011.72	0	1	N.A.
Plot	Industrial	2144.84	1	2144.84	0	1	N.A.
Plot	Industrial	2023.43	1	2023.43	1	0	N.A.
Plot	Industrial	2023.43	1	2023.43	1	0	N.A.
Plot	Industrial	2023.43	1	2023.43	1	0	N.A.
Plot	Industrial	1982.96	1	1982.96	1	0	N.A.
Plot	Industrial	1982.96	1	1982.96	1	0	N.A.
Plot	Industrial	1982.96	1	1982.96	1	0	N.A.
Plot	Industrial	1982.96	1	1982.96	1	0	N.A.
Plot	Industrial	1902.02	1	1902.02	1	0	N.A.
Plot	Industrial	1902.02	1	1902.02	1	0	N.A.
Plot	Industrial	1902.02	1	1902.02	1	0	N.A.
Plot	Industrial	7446.22	1	7446.22	0	1	N.A.
Plot	Industrial	5018.11	1	5018.11	0	1	N.A.
Plot	Industrial	25738.03	1	25738.03	0	1	N.A.
Plot	Industrial	4492.01	1	4492.01	1	0	N.A.
Plot	Industrial	11493.08	1	11493.08	1	0	N.A.
Plot	Industrial	10845.58	1	10845.58	1	0	N.A.
Plot	Industrial	16349.31	1	16349.31	0	1	N.A.



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Plot	Commercial	5665.6	1	5665.6	0	1	N. A.
Plot	Commercial	5908.42	1	5908.42	0	1	N. A.
Plot	Commercial	6151.23	1	6151.23	0	1	N. A.
Plot	Commercial	3075.61	1	3075.61	0	1	N. A.
Plot	Commercial	5260.92	1	5260.92	0	1	N. A.
Plot	Commercial	4289.67	1	4289.67	0	1	N. A.
Plot	Commercial	6839.19	1	6839.19	0	1	N. A.
Plot	Commercial	3763.58	1	3763.58	0	1	N. A.
Plot *	Commercial	15985.097	1	15985.097	0	1	
(*)SCO plots registered separately with 45 individual plots							
Plot	Club (FACILITY)	8296.06	1	8296.06	0	1	N. A.
Plot	ESI hospital (FACILITY)	1011.72	1	1011.72	0	1	N. A.
Plot	Parking (FACILITY)	8093.72	1	8093.72	0	1	N. A.
Plot	Weighbridge (FACILITY)	768.9	1	768.9	1	0	N. A.
Grand Total		1321312.097	280	1321312.097	177	103	

5. Project Cost Details: (Amount in Lakhs)

S.No.	Particulars	Estimated Cost as per the earlier application for Registration	Estimated Cost as per the revised application for Registration
1.	Estimated Cost of the Project	78,819	84,355
2.	Cost of the Land	48,663	48,255



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3.	Estimated Cost of Construction of Apartments	NA	NA
4.	Estimated Cost of Construction of infrastructure and other structures	28,634	34,460
5.	Other costs including EDC, Taxes, Levies Etc.	1,522	1640

6. The total land of the project will be utilized in the following manner:

Sr. No.	Land area under usage	Area of land (Acres) as per application for the registration	Area of land (Acres) as per revised application for the registration
1	Plots to be sold	307.543	326.503
2	Land area to be used for construction of apartments	0	0
3	Construction of roads	0	
4	Pavements	0	0
5	Parks and playgrounds	36.82	38.64
6	Green belts	0	0
7	Electricity sub-station	0	0
8	Club house	0	0
9	Sewage and solid waste treatment facility	0	0
10	Area to be left for transferring to the government for community services	0	0
11	Any other (Facility)	0	0
12	Roads	116.365	126.4495
13	STP ESS water tanks/ parking etc.	17.89	17.67
14	Undetermined	81.77	52.75
Grand Total		560.39	562.013

7. Approvals/ NOCs from various agencies for connecting external services:



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Facility	As per earlier application for the registration	As per revised application for the registration	External/connecting service to be provided by (name of the agency)
	Whether Approval taken from the agency concerned?	Whether Approval taken from the agency concerned?	
Roads	Yes	Yes	PWD
Water Supply	Yes	Yes	Irrigation Department, GOH
Electricity	Yes	Yes (Submitted for Approval)	UHBVN
Sewage Disposal	Yes (Applied for but yet to receive)	Yes (Applied for but yet to receive)	Irrigation Department, GOH
Storm Water Drainage	Yes (Applied for but yet to receive)	Yes (Applied for but yet to receive)	Irrigation Department, GOH
Layout plan	Yes	Yes (Provisional)	DTCP, Haryana
License for project	Yes	Yes	DTCP, Haryana
Zoning plan	Yes (Applied for but yet to receive)	Yes (Applied for but yet to receive)	DTCP, Haryana
Service plan estimate	No	No	HUDA
Environmental clearance	Yes	Yes	MOEF
CTE Permission	Yes	Yes	Haryana State Pollution Control Board



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8. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Name of the facility	Estimated cost (within the project area only) as per the earlier application for the registration	Estimated cost (within the project area only) as per the revised application for the registration	Remarks
Internal roads and pavements	7,809	8216	The estimates have been considered based on the work orders awarded earlier by METL for similar work & may vary from the Service plan estimates submitted
Water supply system	4,020	4326	
Storm water drainage	3,166	2596	
Electricity supply system	9,411	12540	
Sewage treatment & garbage disposal	2,050	3769	
Street lighting	472	538	
Security and fire fighting	0	0	
Playgrounds and parks	0	0	
Club house/community centre	0	0	
Shopping area	0	0	
Renewable energy system	0	0	



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School	0	0
Hospital/dispensary	0	0
Horticulture	118	99
Consultancy Fees & Gate Complex	1,589	2377

9. Quarterly schedule of development of whole/remaining part of the project after the change in the area along with cash flow statement of the proposed project:

The detailed schedule along with Cash flow statement is annexed as **Annexure-1** to this revised application for your perusal.

10. The status of the statutory approvals after the change in the project area are as follows:

Statutory Approvals*	Statutory Approvals Status	Date
I. Licenses for project:		
(a) License No. 6 of 2012	Already been obtained	01.02.2012
(b) License No. 16 of 2018	Already been obtained	23.02.2018
(c) Delicensing vide LC-3684-B/JE(MK)/2019/29885	Already been obtained	05.12.2019
(d) License No. 129 of 2019	Already been obtained	04.12.2019
(e) License no 11 of 2021 dated 12.03.2021	Already been obtained	12.03.2021
II. Ground water from CGWA	Renewal already been obtained	15.02.2018
III. Water Procurement	Already been obtained	18.10.2016
IV. Consent to Establish Permission	Renewal already been obtained	21.01.2020
V. Environment Clearance	Renewal already been obtained	13.12.2019
VI. Storm Water Drainage	Already been obtained	03.12.2019



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VII. Electricity plan	Applied for but yet to receive	06.11.2020
IX. Zoning Plan	Yet to file for approval	-
X. Demarcation Plan	Yet to file for approval	-
XI. Layout Plan	Provisional approval received	23.11.2020




The statutory approvals are annexed as **Annexure-2**.

11. Consent from the 2/3 allottees as per the provisions of Section 14 of the Act:

The consent for the area change from the 2/3 allottee i.e 116 allottees out of the 174 allottees in the project are annexed as **Annexure-3**.

12. Fees for the additional area as per Schedule-I prescribed by the Haryana Real Estate (Regulation and Development) Rules, 2017:

Paid vide draft for Rupees 33000/- on 16.03.2021

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