



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

### CORRIGENDUM

Registration Certificate No HRERA-PKL-JJR-234-2021 dated 18.03.2021.

**Project:** "MET HIGHWAY MART" a commercial pocket measuring 3.96 acres forming part of an Industrial colony measuring 560.38 acres falling in the revenue estate of Village Dadri toe, Yaqubpur, Sondhi, Tehsil Badli, District Jhajjar.

**Promoter:** Model Economic Township Ltd., Third Floor, 77-B, IFFCO Road, Sector-18, Gurugram-122015, CIN No: U70109HR2006PLC036416

Haryana Real Estate Regulatory Authority, Panchkula had registered the captioned project measuring 3.96 Acres vide Registration No. HRERA-PKL-JJR-234-2021 dated 18.03.2021 which formed part of an Industrial colony measuring 560.38 acres falling in the revenue estate of Village Dadri toe, Yaqubpur, Sondhi Tehsil Badli, District Jhajjar.

The promoter of the project has now requested for registering the increased commercial area from 3.96 acres to 4.96 acres and simultaneous increase in the number of plots from 45 to 69 forming part of revised layout plan of 1034.593 Acres.

The Authority vide Item No. 195.12 dated 26.12.2022 acceded to the above request of the promoter by registering the increased commercial area 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 HRERA-PKL-JJR-234-2021 dated 18.03.2021 issued by the Authority. The revised layout plan and revised A to H have been uploaded along with the corrigendum on the web portal.

Dr. Geeta Rathee Singh  
Member

Nadim Akhtar  
Member

HRERA  
Panchkula

Temp Project Id:  
Submission Date:  
Applicant Type: Company  
Project Type: Corrigendum

FORM REP-I

Part - A

1. Name and  
registered address of  
the company

**MODEL ECONOMIC TOWNSHIP LIMITED**

(Annex a copy in  
Folder A)

**3RD FLOOR, 77-B, IFFCO ROAD,  
SECTOR-18, GURUGRAM-  
122015, HARYANA, INDIA**

Phone(Landline) **01243527380**  
Phone(Mobile) **8377965432** (Number Shared by Promoter  
in Public)  
Email ID **shankar.mukkavilli@ril.com**  
Website **http://www.modeleconomictownship.com**  
Pan No.  
(Annex a copy in **AADCR4037Q**  
Folder A)  
CIN No.  
(Annex a copy in **U70109HR2006PLC036416**  
Folder A)

2. Managing  
Director/HOD/CEO:

Name: **SHRI VALLABH GOYAL**

Residential Address: **Opp. Nana Nani Park 7 Bungalow  
Andheri West Flat No 701 Talati Terrace CHS Mumbai  
Maharashtra- 400061**

Phone (landline) **01243527372**

Phone (Mobile) **9899546925** (Number Shared by Promoter in  
Public)

Email ID **shrivallabh.goyal@ril.com**

PAN No. **AEPPG8457A**  
(Annex a copy in Folder A)



B



3. Director 1:



Name: **RAMESH KUMAR DAMANI**

Residential Address: **C 2603 DB Woods Krishna Vatika  
Marg Gokuldham, Goregaon East Mumbai Maharashtra  
400063**

Phone (landline)

Phone (Mobile) **9867187654** (Number Shared by Promoter  
inPublic)

Email ID **ramesh.damani@nw18.com**

PANNo. **AFTPD2293L**

4. Director 2:



Name: **NARESH KUMAR JAIN**

Residential Address: **B-23SECTOR-  
26GAUTAMBUDDHANAGAR NOIDA 201301**

Phone (landline) **01204263965**

Phone (Mobile) **9818348811**(Number Shared by Promoter  
inPublic)

Email ID **nkjain1953@gmail.com**

PANNo. **AACPJ6845N**

Director 3

Name: **SHANKER ADAWAL**



Residential Address: **D 369 Defence Colony NEW  
DELHI110024**

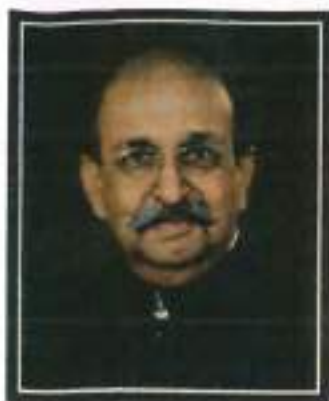
Phone (landline)

Phone(Mobile) **9811330963**(Number Shared by Promoter in  
Public)

Email ID **adawal.shanker@ril.com**

PAN No. **ADHPA1283B**





Name: **KISHORE KUMAR SINHA**

Residential Address: **G-67 Anandam Builders Area NTPC SAS Pocket P6 SurajpurGautamBudhha Nagar GREATER NOIDA 201306 UP**

Phone (landline)

Phone (Mobile) **9910145678** (Number Shared by Promoter in Public)

Email ID **kishore.sinha@bimtech.ac.in**

PAN No. **AKRPS9223L**

**Director 4**



Name: **BASANT KUMAR PARASRAMKA**

Residential Address: **D113, DLF New Town Heights, Sector-90 Gurugram-122 505**

Phone (landline)

Phone (Mobile) **76988 55144** (Number Shared by Promoter in Public)

Email ID **basantparasramka@gmail.com**

PAN No. **ADVPP5080D**

**Director 5**



Name: **V MOHANA**

Residential Address: **G001, A Block, D Wing, Esteem Enclave, Arakere Bannerghatta Road, Bangalore-560 076, Karnataka**

Phone (landline)

Phone (Mobile) **9980137322** (Number Shared by Promoter in Public)

Email ID **mohana.v@ril.com**

PAN No. **AGTPM7838D**



Authorized representative  
for correspondence with  
Authority:

4



Name: **SUDHIR KUMAR JAIN**

Residential Address: **R-536 1<sup>st</sup> Floor New Rajender Nagar,  
Delhi-110060**

Phone (landline) **0124-3527378**

Phone (Mobile) **9910050495** (Number Shared by Promoter in  
Public)

Email ID **sudhir.jain@ril.com**

PAN No. **AAAPJ0076F**



Name: **SHANKAR MUKKAVILLI**

Residential Address: **House no. 84 Pocket C-8, Sector-8,  
Rohini, Delhi North west Delhi - 110085**

Phone (landline)

Phone (Mobile) **9910612499** (Number Shared by Promoter in  
Public)

Email ID **shankar.mukkavilli@ril.com**

PAN No. **AKXPM5370N**

I hereby declare that the above information and particulars are based on record and  
are true to the best of my knowledge and belief and nothing has been concealed.

For Model Economic Township Limited

  
Authorized Signatory

Signature of the Applicant/  
authorised representative

Stamp \_\_\_\_\_

Date 13-12-2022





FORM REP-I

Part - A

5

**Location and Address of the project:**

1. Name of the project

**MET HIGHWAY  
MART**

2. Address of the site of the  
project  
(Annex a copy in Folder A)

**SECTOR-  
7ACOMM-03 PLOT  
ON SH-15A Village  
Yakubpur**

Tehsil

**BADLI**

District

**JHAJJAR**

3. Contact details of the site  
office of the project:

Phone(Landline)

**1243527369**

Phone(Mobile)

**9998987100** (Number  
Shared by Promoter  
in Public)

Email

**[rakesh.b.sinha@ril.com](mailto:rakesh.b.sinha@ril.com)**

4. Contact person at the site  
office:

Name

**ANIL SHARMA**

Phone(Landline)

**1243527369**

Phone(Mobile)

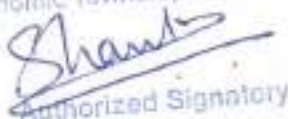
**9910021132**(Number  
Shared by Promoter  
in Public)

Email

**[anil.sharma@ril.com](mailto:anil.sharma@ril.com)**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Model Economic Township Limited

  
Authorized Signatory

Signature of the Applicant /Authorized  
Representative Stamp \_\_\_\_\_

Date \_\_\_\_\_



FORM REP-I

6

Part-A

Fee Details

As per sub-rule (2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017, the fee for registration of the project as has been calculated as follows:

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2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/ Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	0	11-02-2021	1	PAYMENT OF FEES OF RS.16025.55/- DONE BY CHANDER PANDH NOTETO BE ISSUED BY HRERAPANCHKULA	HRERA Panchkula
2	455201	19-10-2022	95000/-	HDFC Bank Limited	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant

Mobile no. 9910612499

Email ID Shankar.Mukkarilli@

Shankar

B

**FORM REP-I**

**Part - B**

**Information relating to the project land and license:**

- 1. Land area of the project **4.96 (Acre)**
- 2. Permissible FAR **150 %**
- 3. FAR proposed to be utilized in the project **149.89 %**
- 4. Total licensed area, if the land area of the present project is a part thereof **1034.59375 (Acre)**
- 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies **16 of 2018 Dated 23.02.2018, 129 of 2019 Dated 04.12.2019, 11 of 2021 Dated 12.03.2021 and 64 of 2022 Dated 24.05.2022**  
**(Annex copy in folder B)**
- 6. Is the applicant owner-licensee of the land for which the registration is being sought. **Yes**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /Authorized**

\_\_\_\_\_

Representative Stamp

For Model Economic Township Limited  
*Shank*  
Authorized Signatory

*g*



*optined*

FORM REP-I  
Part - B

**Information relating to the project land and license:**

- 1. Land area of the project **4.96 (Acre)**
- 2. Permissible FAR **150 %**
- 3. FAR proposed to be utilized in the project **149.89 %**
- 4. Total licensed area, if the land area of the present project is a part thereof **1034.59375 (Acre)**
- 5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies **16 of 2018 Dated 23.02.2018 and 64 of 2022 Dated 24.05.2022**  
**(Annex copy in folder B)** **Yes**
- 6. Is the applicant owner-licensee of the land for which the registration is being sought.

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /Authorized**

\_\_\_\_\_

Representative Stamp

For Model Economic Township Limited  
  
 Authorized Signatory  


**Project Details:**

<b>1. Estimated cost of the project: (Annex a copy of the project in Folder C)</b>	<b>2474 Lakhs</b>
i. Cost of the land (if included in the estimated cost)	<b>674 Lakhs</b>
ii. Estimated cost of construction of apartments	<b>0 Lakhs</b>
iii. Estimated cost of infrastructure and other structures	<b>1705 Lakhs</b>
iv. Other Costs including EDC, Taxes, Levies etc.	<b>95 Lakhs</b>

2. The total land of the project measuring **4.96 Acres** will be utilized in the following manner:

Sr. No.	Land area under usage	Area of land(Acres)
1	PLOTS TO BE SOLD	<b>1.7347</b>
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	0
4	PAVEMENTS	0
5	PARK SAND PLAY GROUNDS	0
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0



8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	3.2253
	<b>Total</b>	<b>4.96</b>

3. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	DTCP, Haryana	No (yet to be approved for 1 acre additional area)
WATER SUPPLY	DTCP, Haryana	No (yet to be approved for 1 acre additional area)
ELECTRICITY	UHBVN	No (yet to be approved for 1 acre additional area)
SEWAGE DISPOSAL	DTCP, Haryana	No (yet to be approved for 1 acre additional area)
STORM WATER DRAINAGE	DTCP, Haryana	No (yet to be approved for 1 acre additional area)
LAY OUT PLAN	DTCP, Haryana	Yes
LICENSE FOR PROJECT	DTCP, Haryana	Yes
ZONING PLAN	DTCP, Haryana	No
SERVICE PLAN ESTIMATE	HSVP	No (yet to be approved for 1 acre additional area)
ENVIRONMENTAL CLEARANCE	MOEF	Yes
CTE PERMISSION	Haryana State Pollution Control Board	Yes

For Model Economic Township Limited  
  
 Authorized Signatory





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

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	Roads & Pavements	357.43	AS PER PROJECT REPORT
2	Boundary wall	59.32	AS PER PROJECT REPORT
3	Water Supply System	174.56	AS PER PROJECT REPORT
4	Electricity Supply System	501.75	AS PER PROJECT REPORT
5	Service Block	52.63	AS PER PROJECT REPORT
6	External Development work	206.67	AS PER PROJECT REPORT
7	Green belt	149.07	AS PER PROJECT REPORT
8	Landscape Horticulture	94.54	AS PER PROJECT REPORT
9	Consultancy Fee	42.66	AS PER PROJECT REPORT
10	Storm Water Drainage	24.70	AS PER PROJECT REPORT
11	Parks and Playgrounds	0	AS PER PROJECT REPORT
12	Clubhouse/community centres	0	AS PER PROJECT REPORT
13	Shopping area	0	AS PER PROJECT REPORT
14	Street light and fire fighting	4.87	AS PER PROJECT REPORT



15	Sewerage treatment & garbage disposal	35.47	AS PER PROJECT REPORT
16	Horticulture	1.72	AS PER PROJECT REPORT

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed

13.12.2022

6. Date of approval of Building Plans

NA (date)



*(Handwritten mark)*

**7. New projects:**

- i) Likely date of starting the construction work **01-03-2021**
- ii) Likely date of completing the project **01-03-2024**
- iii) Sizes of the plots to be offered in the project (status as on 30.09.2022)

S No.	Plot Area (in Square Meter)	No. of Plots in the project	
1	90	9+18	27
2	108	33+5	38
3	117	1+1	2
4	126	2	2
	<b>Total</b>		<b>69</b>

*Note: The plots shown in yellow colour are those plots which are new in 4.96 acres layout and whose no. is increased due to addition of new license area.*

*Remaining plots, whose area is unchanged as per approved layout submitted have been shown in Green Colour in approved layout.*

## iv) Type of Apartment to be constructed in the Project

Type	Carpet Area (in Square Meter)	Number of Apartment	Number of Towers
Apartment/ shops/other Buildings	0	0	0





(vi) Quarterly schedule of development of whole/remaining part of the project:

(a) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ( )			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar
	No	No	No	No



(b) Infrastructure

14

Expenditure incurred till the Sep 2022 (In Lakhs)

Particulars	Expenditure
Roads & Pavements	330.01
Boundary wall	0
Water Supply System	97.32
Electricity Supply System	71.65
Service Block	31.72
External Development work	63.82
Green belt	0
Landscape Horticulture	0.78
Consultancy Fee	22.98
Storm Water Drainage	15.11
Parks and Playgrounds	0
Clubhouse/community center	0
Shopping area	0
Street light and fire fighting	2.39
Sewerage treatment & garbage disposal	9.35
Other	0



## Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2022			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements				4.57
Boundary wall				9.89
Water Supply System				12.87
Electricity Supply System				71.68
Service Block				3.49
External Development work				23.81
Green belt				24.84
Landscape				15.63
Consultancy Fee				3.28
Storm Water Drainage				1.60
Parks and Playgrounds				0
Clubhouse/community center				0
Shopping area				0
Street light				0.41
Sewerage treatment & garbage disposal				4.35
Horticulture				0.29





Particulars	Year-2023			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	4.57	4.57	4.57	4.57
Boundary wall	9.89	9.89	9.89	9.89
Water Supply System	12.87	12.87	12.87	12.87
Electricity Supply System	71.68	71.68	71.68	71.68
Service Block	3.49	3.49	3.49	3.49
External Development work	23.81	23.81	23.81	23.81
Green belt	24.84	24.84	24.84	24.84
Landscape	15.63	15.63	15.63	15.63
Consultancy Fee	3.28	3.28	3.28	3.28
Storm Water Drainage	1.60	1.60	1.60	1.60
Parks and Playgrounds	0	0	0	0
Clubhouse/community center	0	0	0	0
Shopping area	0	0	0	0
Street light	0.41	0.41	0.41	0.41
Sewerage treatment & garbage disposal	4.35	4.35	4.35	4.35
Horticulture	0.29	0.29	0.29	0.29



Handwritten mark or signature.

Particulars	Year-2024			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	4.57			
Boundary wall	9.89			
Water Supply System	12.87			
Electricity Supply System	71.68			
Service Block	3.49			
External Development work	23.81			
Green belt	24.84			
Landscape	15.63			
Consultancy Fee	3.28			
Storm Water Drainage	1.60			
Parks and Playgrounds	0			
Clubhouse/community center	0			
Shopping area	0			
Street light	0.41			
Sewerage treatment & garbage disposal	4.35			
Horticulture	0.29			

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the Applicant / Authorized Representative  
 Stamp \_\_\_\_\_  
 Date 13.12.2022

B

## FORM REP-I

Part - D**Accounts related information:**

1. Annex copy of the balance sheet of last 3 years **Yes**

2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D.

**Yes on page no-34**

Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.

3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address

**HDFC BANK, VATIKA ATRIUM, B LOCK A, KHASRA, NO.1741/1742/1743, VILLAGE, WAJIRPUR, GURGAON**

Bank Account number

**00440310000259**

IFSC code

**HDFC0000044**

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)

**Shri Sudhir Kumar Jain, Shri Ashish Jain C/o Model Economic Township Limited, 3rdFloor, 77-B, IFFCO Road, Sector-18, Gurugram-122015, Haryana**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)

**Attached**

For Model Economic Township Limited

*Shankar*  
Authorized Signatory

*[Signature]*

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Model Economic Township Limited

*Shankar*  
Authorized Signatory

Signature of the Applicant /Authorized Representative Stamp \_\_\_\_\_

Date 13.12.2022



## FORM REP-I

Part - E**Details of the statutory approvals:****1. Annex copies of the following in Folder E:**

i. Lay out Plan	<b>Yes</b>
ii. Demarcation Plan	<b>Yes</b>
iii. Zoning Plan	<b>No</b>
iv. Building Plan	<b>No</b>
v. Site Plan	<b>No</b>
vi. Floor Plan	<b>No</b>
Apartment Plans	<b>No</b>
Elevation Section	<b>No</b>
Detail of Permissible FAR	<b>Yes</b>
Detail of covered area achieved FAR	<b>Yes</b>
vii Architectural Control Sheet	<b>Yes</b>



*Handwritten signature*

**2. Annex copies of the following in Folder E:**

**21**

<b>I. ROADS AND PAVEMENT PLAN</b>	<b>No</b>
<b>II. ELECTRICITY SUPPLY PLAN</b>	<b>No</b>
<b>III. WATER SUPPLY PLAN</b>	<b>No</b>
<b>IV. SEWERAGE AND GARBAGE DISPOSAL PLAN</b>	<b>No</b>
<b>V. STROM WATER DRAINAGE</b>	<b>No</b>
<b>VI. 10% LAND TO BE TRANSFERRED TO THE GOVT.FOR COMMUNITY FACILITY</b>	<b>No</b>
<b>VII. STREET LIGHTING PLAN</b>	<b>No</b>
<b>VIII. PARKING PLAN</b>	<b>No</b>



Statutory Approvals*	Statutory Approvals Status	Date
I. Licenses for project:		
(a) License No. 16 of 2018	Already been obtained	23.02.2018
(b) License No. 129 of 2019	Already been obtained	04.12.2019
(c) License no 11 of 2021 dated 12.03.2021	Already been obtained	12.03.2021
(d) License no 64 of 2022 dated 24.05.2022 (include merged License No. 06 of 2012 Dated 01.02.2012 for 74.125 Acres)	Already been obtained	24.05.2022
II. Consent to Operate (CTO)	Already been obtained	09.08.2022
III. Environment Clearance	Already been obtained	13.12.2019
IV. Demarcation Plan	Approval obtained	
V. Layout Plan	Approval obtained	
VI. Architectural Control Sheet	Approval obtained	

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

For Model Economic Township Limited

*Shankar*  
Authorized Signatory

Signature \_\_\_\_\_

Seal \_\_\_\_\_

## FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers. **Yes**  
(Annex a copy in Folder F)
2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. **Yes**  
(Based on the model agreement prescribed in the Rules)  
(Annex a copy in Folder F)
3. Gist of the important provisions of the Draft Agreement **NA**  
(Annex a copy in Folder F)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Model Economic Township Limited

*Shankar*  
Authorized Signatory

Signature of the Applicant /  
Authorised Representative

Stamp

Date

13-12-2022

*R*



Part - G**Projects launched by the promoter in last five years:**

1. Name and location of the project **INDUSTRIAL COLONY OVER 246.431 ACRES IN VILLAGE DADRI TOE, SHEOJIPURA AND BIR DADRI, DIST. JHAJJAR (AS ON 30 SEP, 2022)**
2. Particulars of the project in brief:
- i. Total area of the project **246.431 acres**
- ii. Total number of apartments **0**
- iii. Total number of plots **85**
3. The number of plots/ apartments booked to the allottees:
- (a) Apartments **0**
- (b) Plots **76**
4. Details of the expenditure incurred upto date:

	Initially estimate d cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of 30 <sup>th</sup> Sep 2022 application(In Lakhs)
Total cost of the project(Other than cost of land)	14246.08	14246.08	12859.62
Cost of the apartments	0	0	0
Cost of the infrastructure	13251.88	13251.88	11867.19
Other Costs including EDC, Taxes, Levies etc.	994.20	994.20	994.20

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **22424.06 Lakhs**



6. Remaining amount of sale price money to be collected from the current allottees of the apartments.

**13631.00 Lakhs**

7. Loan sanctioned by the banks/ other financial institutions against the project.

**0 Lakhs**

25

8. Amount drawn from the banks/ other financial institutions till the date of filing this application.

**0 Lakhs**

9. Whether any litigation is pending against the Project:  
Yes/No

**No**

(If yes-give Annex details in folder G)

10. Initial date of completion of the project.

**30-09-2022**

11. Likely date of completion of the project.

**30-06-2023 (including 9 months extension due to COVID)**



1. Name and location of the project **INDUSTRIAL COLONY FOR 79.756 acres IN VILLAGEDADRI TOE, SONDH, YAKUBPUR, DIST. JHAJJAR (AS ON 30 SEP, 2022)**
2. Particulars of the project in brief:
- i. Total area of the project **79.756 acres**
- ii. Total number of apartments **0**
- iii. Total number of plots **806**
3. The number of plots/apartments booked to the allottees
- a) Apartments
- b) Plots **803**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of 30 <sup>th</sup> Sep 2022 application (In Lakhs)
Total cost of the project (Other than cost of land)	13237.00	9790.38	3762.51
Cost of the apartments	0	0	0
Cost of the infrastructure	12363.00	9578.48	3550.61
Other Costs including EDC, Taxes, Levies etc	874.00	211.90	211.90

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **Rs 14629.20 LAKHS**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **Rs 13731.80 LAKHS**
7. Loan sanctioned by the banks/ other financial institutions against the project. **Rs 0 LAKHS**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **Rs 0 LAKHS**



9. Whether any litigation is pending against the Project: Yes/No  
(If yes-give Annex details in folder G)

No

10. Initial date of completion of the project.

30.06.2026

11. Likely date of completion of the project.

30.06.2026

1. Name and location of the project

INDUSTRIAL COLONY FOR 68.325 acres IN VILLAGE DADRI TOE, SONDHI, YAKUBPUR, DIST. JHAJJAR (AS ON 30 SEP, 2022)

2. Particulars of the project in brief:

i. Total area of the project

68.325 acres

ii. Total number of apartments

0

iii. Total number of plots

103

1. The number of plots/apartments booked to the allottees

a) Apartments

0

b) Plots

81

2. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of 30 <sup>th</sup> Sep 2022 application (In Lakhs)
Total cost of the project (Other than cost of land)	3410.00	5557.15	3596.84
Cost of the apartments	0	0	0
Cost of the infrastructure	3245.00	5360.73	3431.38



Be



Other Costs including EDC, Taxes, Levies etc	165.00	196.42	165.46
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5. Total amount of money collected allottees of the apartments/ plots upto the date of filing this application. **Rs 17545.64 LAKHS**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **Rs 938.36 LAKHS**
7. Loan sanctioned by the banks/ other financial institutions against the project. **Rs0 LAKHS**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **Rs0 LAKHS**
9. Whether any litigation is pending against the Project: Yes/No (If yes-give Annex details in folder G) **No**
10. Initial date of completion of the project. **03.12.2024**
11. Likely date of completion of the project. **03.09.2025 (including 9 months extension due to COVID)**
1. Name and location of the project **INDUSTRIAL COLONY FOR 557.77 ACRES IN VILLAGE DADRI TOE, SONDHI, YAKUBPUR, DIST. JHAJJAR (AS ON 30 SEP, 2022)**
2. Particulars of the project in brief:
- i. Total area of the project **557.77 acres**
- ii. Total number of apartments **0**
- iii. Total number of plots **280**
3. The number of plots/apartments booked to the allottees
- a) Apartments **0**
- b) Plots **260**



3. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of 30 <sup>th</sup> Sep 2022 application (In Lakhs)
Total cost of the project (Other than cost of land)	31729.00	37710.94	25292.77
Cost of the apartments	0	0	0
Cost of the infrastructure	30156.00	36132.26	23818.53
Other Costs including EDC, Taxes, Levies etc	1573.00	1578.68	1474.24

4. Total amount of money collected allottees of the apartments/ plots upto the date of filing this application.

**Rs 82334.11 LAKHS**

5. Remaining amount of sale price money to be collected from the current allottees of the apartments.

**Rs 4049.89 LAKHS**

6. Loan sanctioned by the banks/ other financial institutions against the project.

**Rs0 LAKHS**

7. Amount drawn from the banks/ other financial institutions till the date of filing this application.

**Rs0 LAKHS**

8. Whether any litigation is pending against the Project: Yes/No  
(If yes-give Annex details in folder G)

**No**

9. Initial date of completion of the project.

**11.05.2024**

10. Likely date of completion of the project.

**11.02.2025 (including 9 months extension due to COVID)**



*(Handwritten mark)*

1. Name and location of the project **INDUSTRIAL COLONY FOR 134.36 ACRES IN SECTOR-2B, VILLAGE SHEOJIPURA, DIST. JHAJJAR (AS ON 30 SEP, 2022)**
2. Particulars of the project in brief:
- i. Total area of the project **134.36 acres**
- ii. Total number of apartments **0**
- iii. Total number of plots **87**
3. The number of plots/apartments booked to the allottees
- a) Apartments **0**
- b) Plots **33**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of 30 <sup>th</sup> Sep 2022 application (In Lakhs)
Total cost of the project(Otherthan cost of land)	8765.00	9495.15	1853.95
Cost of the apartments	0	0	0
Cost of the infrastructure	8382.00	9106.75	1465.55
Other Costs including EDC, Taxes, Levies etc	383.00	388.40	388.40

5. Total amount of money collected allottees of the apartments/ plots upto the date of filing this application. **Rs 4725.52 LAKHS**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **Rs 9890.48 LAKHS**
7. Loan sanctioned by the banks/ other financial institutions against the project. **Rs0 LAKHS**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **Rs0 LAKHS**



*By*



9. Whether any litigation is pending against the Project: Yes/No  
(If yes-give Annex details in folder G) **No**
10. Initial date of completion of the project. **31.03.2027**
11. Likely date of completion of the project. **31.03.2027**

1. Name and location of the project **INDUSTRIAL COLONY FOR 54.638 ACRES IN SECTOR-8, POCKET J & K, YAKUBPUR & SONDHI, DIST. JHAJJAR (AS ON 30 SEP, 2022)**

2. Particulars of the project in brief:

- i. Total area of the project **54.638 acres**
- ii. Total number of apartments **0**
- iii. Total number of plots **684**

3. The number of plots/apartments booked to the allottees

- a) Apartments **0**
- b) Plots **600**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of 30 <sup>th</sup> Sep 2022 application (In Lakhs)
Total cost of the project (Other than cost of land)	6052.12	6050.80	638.09
Cost of the apartments	0	0	0
Cost of the infrastructure	5872.20	5872.20	469.01
Other Costs including EDC, Taxes, Levies etc	179.92	178.60	169.08



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- 5. Total amount of money collected allottees of the apartments/ plots upto the date of filing this application. **Rs 4799.48LAKHS**
- 6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **Rs 31414.52LAKHS**
- 7. Loan sanctioned by the banks/ other financial institutions against the project. **Rs0 LAKHS**
- 8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **Rs0 LAKHS**
- 9. Whether any litigation is pending against the Project: Yes/No (If yes-give Annex details in folder G) **No**
- 10. Initial date of completion of the project. **31.05.2027**
- 11. Likely date of completion of the project. **31.05.2027**

- 1. Name and location of the project **A COMMERCIAL PLOT OF 3.356 ACRES, PART OF INDUSTRIAL TOWNSHIP OF 1034.59375 ACRE IN VILLAGE YAKUBPUR, DISTRICT JHAJJAR (AS ON 30 SEP, 2022)**
- 2. Particulars of the project in brief:
  - i. Total area of the project **3.356 acres**
  - ii. Total number of apartments **0**
  - iii. Total number of plots **50**
- 3. The number of plots/apartments booked to the allottees
  - a) Apartments **0**
  - b) Plots **0**
- 4. Details of the expenditure incurred upto date:



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	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of 30 <sup>th</sup> Sep 2022 application (In Lakhs)
Total cost of the project(Other than cost of land)	1124.00	1118.02	59.27
Cost of the apartments	0	0	0
Cost of the infrastructure	1108.00	1108.00	49.25
Other Costs including EDC, Taxes, Levies etc	16.00	10.02	10.02

5. Total amount of money collected allottees of the apartments/ plots upto the date of filing this application. **Rs 0 LAKHS**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **Rs 0 LAKHS**

7. Loan sanctioned by the banks/ other financial institutions against the project. **Rs 0 LAKHS**

8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **Rs 0 LAKHS**

9. Whether any litigation is pending against the Project: Yes/No  
(If yes-give Annex details in folder G) **No**

10. Initial date of completion of the project. **30.06.2027**

11. Likely date of completion of the project. **30.06.2027**



1. Name and location of the project **A COMMERCIAL PLOT OF 3.96 ACRES, PART OF INDUSTRIAL TOWNSHIP OF 1034.59375 ACRE IN VILLAGE YAKUBPUR, DISTRICT JHAJJAR (AS ON 30 SEP, 2022)**  
(The RERA application of Corrigendum is being submitting for this project)
2. Particulars of the project in brief:
- i. Total area of the project **3.96 acres**
- ii. Total number of apartments **0**
- iii. Total number of plots **45**
3. The number of plots/apartments booked to the allottees
- a) Apartments **0**
- b) Plots **38**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of 30 <sup>th</sup> Sep 2022 application (In Lakhs)
Total cost of the project(Otherthan cost of land)	1124.00	1344.71	656.55
Cost of the apartments	0	0	0
Cost of the infrastructure	1108.00	1332.69	645.12
Other Costs including EDC, Taxes, Levies etc	16.00	12.01	11.43

5. Total amount of money collected allottees of the apartments/ plots upto the date of filing this application. **Rs 2406.91 LAKHS**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **Rs 305.90 LAKHS**
7. Loan sanctioned by the banks/ other financial institutions against the project. **Rs 0 LAKHS**



8. Amount drawn from the banks/ other financial institutions till the date of filing this application.

Rs 0 LAKHS

9. Whether any litigation is pending against the Project:  
Yes/No  
(If yes-give Annex details in folder G)

No

10. Initial date of completion of the project.

01.03.2024

11. Likely date of completion of the project.

01.03.2024

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

For Model Economic Township Limited

*Shankar*  
Authorized Signatory

Signature of the Applicant / Authorised Representative

Stamp

Date 13.12.2022



## FORM REP-I

Part - H

<b>SPECIFICATION OF CONSTRUCTION</b>		
<b>Specification of apartments and other buildings including the following:</b>		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NOT APPLICABLE AS IT'S A PLOTTED COLONY
2	WALL FINISHING DETAILS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
3	KITCHEN DETAILS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
4	BATHROOM FITTINGS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
5	WOOD WORK ETC	NOT APPLICABLE AS IT'S A PLOTTED COLONY
6	DOORS AND WINDOWS FRAMES	NOT APPLICABLE AS IT'S A PLOTTED COLONY
7	GLASS WORK	NOT APPLICABLE AS IT'S A PLOTTED COLONY
8	ELECTRIC FITTINGS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
10	CUPBOARD DETAILS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
11	WATER STORAGE	NOT APPLICABLE AS IT'S A PLOTTED COLONY
12	LIFT DETAILS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
13	EXTERNAL GLAZINGS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE AS IT'S A PLOTTED COLONY



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14	DOORS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
14.1	MAIN DOORS	NOT APPLICABLE AS ITS A



		PLOTTED COLONY
14.2	INTERNAL DOORS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
15	AIR CONDITIONING	NOT APPLICABLE AS IT'S A PLOTTED COLONY
16	ELECTRICAL FITTINGS	NOT APPLICABLE AS IT'S A PLOTTED COLONY
17	CNG PIPE LINE	NOT APPLICABLE AS IT'S A PLOTTED COLONY
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE AS IT'S A PLOTTED COLONY
19	EXTERNAL FINISHING /COLOUR SCHEME	NOT APPLICABLE AS IT'S A PLOTTED COLONY
20	INTERNAL FINISHING	NOT APPLICABLE AS IT'S A PLOTTED COLONY



<b>SPECIFICATION UNITWISE</b>		
<b>1. LIVING/DINING/FOYER/FAMILY LOUNGE</b>		
1.1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
1.2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
1.3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
<b>2. MASTER BEDROOM/DRESSROOM</b>		
2.1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
2.2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
2.3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
2.4	MODULAR WARDROBES	NOT APPLICABLE AS ITS A PLOTTED COLONY
<b>3. MASTER TOILET</b>		
3.1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
3.2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
3.3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
3.4	COUNTERS	NOT APPLICABLE AS ITS A PLOTTED COLONY
3.5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
3.6	FITTING/FIXTURES	NOT APPLICABLE AS ITS A PLOTTED COLONY
<b>4. BED ROOMS</b>		
4.1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
4.2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
4.3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY



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4.4	WARDROBES	NOT APPLICABLE AS ITS A PLOTTED COLONY
<b>5. TOILET</b>		
5.1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
5.2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
5.3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
5.4	COUNTERS	NOT APPLICABLE AS ITS A PLOTTED COLONY
5.5	SANITARY WARE/CPFITTINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
5.6	FIXTURES	NOT APPLICABLE AS ITS A PLOTTED COLONY
<b>6. KITCHEN</b>		
6.1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
6.2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
6.3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
6.4	COUNTERS	NOT APPLICABLE AS ITS A PLOTTED COLONY
6.5	FIXTURES	NOT APPLICABLE AS ITS A PLOTTED COLONY
6.6	KITCHEN APPLIANCES	NOT APPLICABLE AS ITS A PLOTTED COLONY
<b>7. UTILITY ROOMS/UTILITY BALCONY/TOILET</b>		
7.1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
7.2	WALLS&CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
7.3	TOILET	NOT APPLICABLE AS ITS A PLOTTED COLONY
7.4	BALCONY	NOT APPLICABLE AS ITS A PLOTTED COLONY
<b>8. SIT-OUTS</b>		
8.1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED



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		COLONY
8.2	WALLS&CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
8.3	RAILINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
8.4	FIXTURES	NOT APPLICABLE AS ITS A PLOTTED COLONY

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

  
Signature of the Applicant / Authorised Representative

Stamp \_\_\_\_\_  
Date 13.12.2022

**List of Uploaded Documents**

Sr. No.	Document Description	Date of Document Upload	View Document
1	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN		SPE yet to be approved for 1 acre additional area
2	DEMARCATON PLAN	13-12-2022	Attached as Annexure 208 G
3	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	13-12-2022	Attached (Page no-160)
4	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	13-12-2022	Attached (Page no-62 - 106)
5	LICENSE NO. 129 OF 2019	13-12-2022	
6	SITE PLAN		N.A.
6	ARCHITECTURE CONTROL SHEET	13-12-2022	Attached (Page no-208 B-F)
7	DETAIL OF PERMISSIBLE FAR	13-12-2022	Attached (Page no-208 -A)
8	DETAIL OF COVERED AREA ACHIEVED FAR	13-12-2022	13-12-2022
9	ROADS AND PAVEMENT PLAN		SPE yet to be approved for 1 acre additional area
10	WATER AND ELECT. SUPPLY, SEWERAGE AND GARBAGE DIS., STROM WATER DRAINAGE PLAN		SPE yet to be approved for 1 acre additional area
11	DELICENSING VIDE LC-3684-B/JE(MK)/2019/29885		N.A.
12	CONSENT TO ESTABLISH PERMISSION	13-12-2022	Attached (Page no-107 - 110)
13	ENVIRONMENT CLEARANCE	13-12-2022	Attached (Page no-111 - 115C)

For Model Economic Township Lir

*Shankar*  
Subscribed Signi

*Q*



14	SITE PLAN (WITH SERVICES)		SPE yet to be approved for 1 acre additional area
15	COPY OF THE DRAFT ALLOTMENT LETTER	13-12-2022	Attached (Page no-160 – 170)
16	DRAFT AGREEMENT FOR SALE	13-12-2022	Attached (Page no-171 – 207)
17	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN		N.A.
18	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	13-12-2022	Attached (Page no-208-A)
19	AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDING 31.03.2022	13-12-2022	Attached (Page no-116 – 131)
20	AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDING 31.03.2021	13-12-2022	Attached (Page no-132 – 144)
21	AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDING 31.03.2020	13-12-2022	Attached (Page no-145 – 159)
22	PROJECT REPORT		SPE yet to be approved for 1 acre additional area
23	APPROVAL OF STANDARD DESIGNS OF SCOS BY DTCP HARYANA	13-12-2022	Attached (Page no-208 B-F)
24	PROJECT FEES PAYMENT CLARIFICATION.	13-12-2022	Attached (Page no-207)
25	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	13-12-2022	Attached (Page no-209 -210)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative  
 Stamp \_\_\_\_\_  
 Date \_\_\_\_\_

For Model Economic Township Limited

*Shankar*  
 Authorized Signatory

*[Signature]*



COMMERCIAL SCO 3.96 acs VIDE HRERA-PKL-JR-234-2021 dated 18.03.2021

1 ACRE ADDITIONAL AREA APPLIED TO ALREADY REGISTERED AREA OF 3.96 ACRE

For the road with License No. 64 of 2022 dated 24/05/2022. L.C. 3684-C

- 1. The layout plan shall be read in conjunction with the conditions... 2. This layout plan as per the... 3. The high tension area... 4. The proper parking... 5. The sewerage... 6. The drainage... 7. The fire... 8. The... 9. The... 10. The... 11. The... 12. The... 13. The... 14. The... 15. The... 16. The... 17. The... 18. The... 19. The... 20. The...

Table with 2 columns: Description and Total Area (In acres). Rows include: Already Licensed area (2022.5500), Additional Area being applied for license (22.2407), Net Licensable area (2044.3093), etc.

Table: Detail areas of the various plots in the Layout. Columns: S.No., Type, Category, Standard Area (Acres), No. of Plots, Total Area in each category (Acres), Total Area (Acres), Saleable %.

Table: Calculations for the General Plotted category. Columns: S.No., Item, Total Area under Residential plots, etc.

Table: Calculations for the Affordable Plotted category. Columns: S.No., Item, Total Area under Residential plots, etc.

Table: Facilities to be provided for General Plotted. Columns: S.No., Facilities to be provided for General Plotted, Required, Provided, Area (Acres), Remarks.

Table: Facilities to be provided for Industrial component. Columns: S.No., Facilities to be provided for Industrial component, Required, Provided, Area (Acres), Remarks.

Table: Density Calculations achieved for Plotted colony. Columns: S.No., Item, Number, Person per plot, % of plots, Population, Remarks.

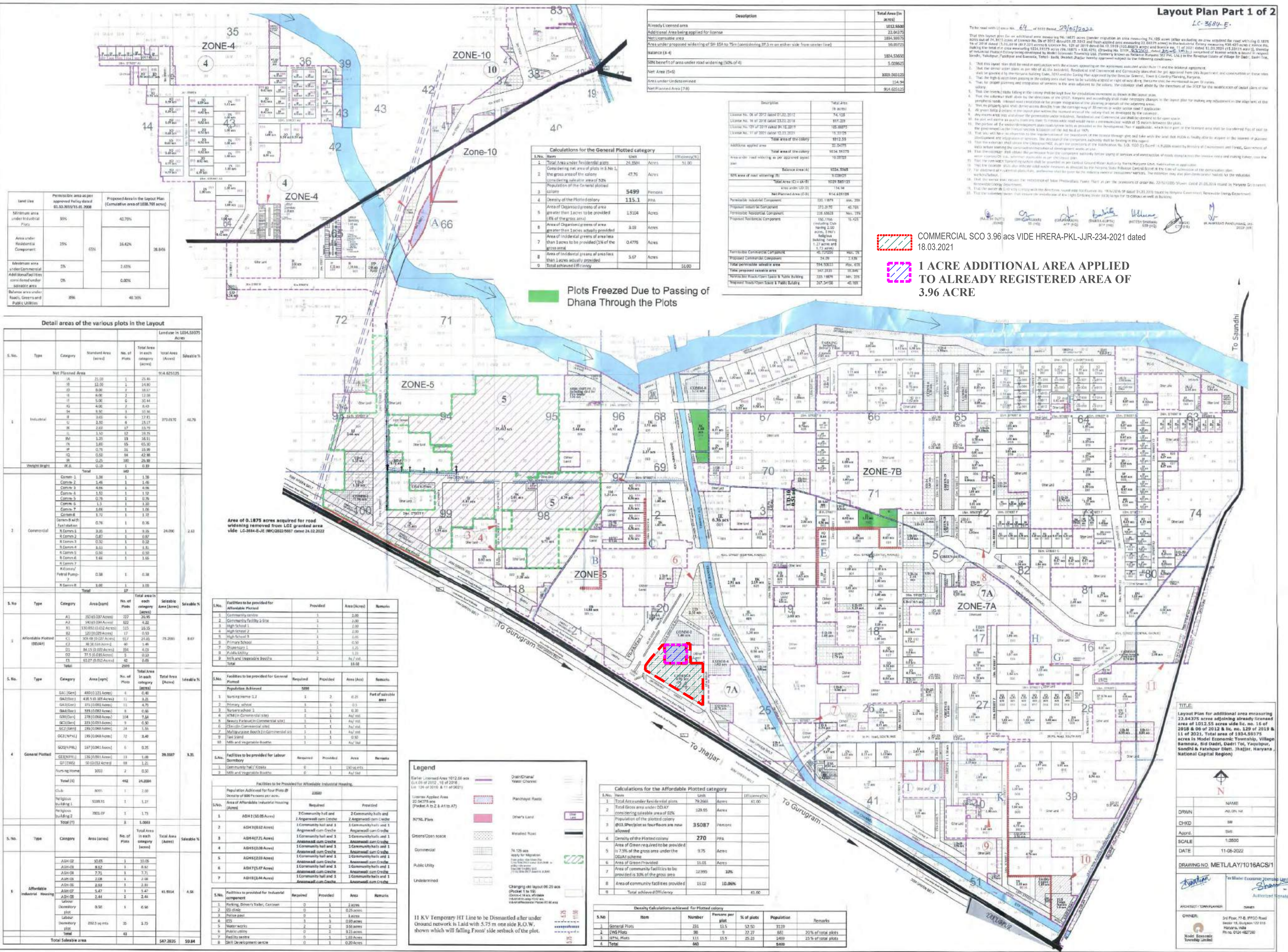
Legend section with color-coded boxes for: Green/Open space, Commercial, Public Utility, Unreserved, etc. Includes text: 11 KV Temporary HT Line to be Discontinued after under Ground network is laid with 5.75 m one side R.O.W. shows which will falling from side setback of the plot.



Plots Freed Due to Passing of Dhana Through the Plots

Administrative and title information including: TITLE, DRAWN, CHKD, ACED, SCALE, DATE, and a table with columns: S.No., Item, Total Area, etc.





Land Use	Possible area as per approved Policy dated 03.10.2019/15.03.2020	Proposed Area in the Layout Plan (Cumulative area of 1088.761 acres)
Minimum area under Industrial Policy	85%	42.76%
Area under Residential Component	25%	65%
Maximum area under Commercial	5%	0.67%
Additional facilities considered under separate area	0%	0.02%
Balance area under Road, Green and Public Utilities	35%	40.12%

S.No.	Type	Category	Standard Area (Acres)	No. of Plots	Total Area in each category (Acres)	Total Area (Acres)	Seizable %
<b>Net Planned Area</b>							
Industrial							
Commercial							
Affordable Housing (MHA)							
General Plotted							
Affordable Industrial Housing							

S.No.	Type	Category	Area (Acres)	No. of Plots	Total Area in each category (Acres)	Total Area (Acres)	Seizable %
<b>Area of 0.1875 acres acquired for road widening removed from L&amp;I granted area vide LC-3844-E/JE (MPO/2022/0817 dated 24.02.2022)</b>							

S.No.	Facilities to be provided for Affordable Housing	Provided	Area (Acres)	Remarks
1	Community centre	1	0.08	
2	Government Primary School	1	0.08	
3	High School 1	1	0.08	
4	High School 2	1	0.08	
5	High School 3	1	0.08	
6	Primary School	1	0.08	
7	Disaster Management	1	0.08	
8	Public Utility	1	0.08	
9	Milk and Vegetable Booths	2	0.16	
<b>Total</b>				

S.No.	Facilities to be provided for General Plotted	Required	Provided	Area (Acres)	Remarks
<b>Population Achieved</b>					
1	Nursing Home 1-2	1	2	0.20	Part of existing area
2	Primary school	1	1	0.3	
3	Nursery school	1	1	0.08	
4	ATM (in Commercial area)	1	1	0.08	
5	Beauty Parlour (in Commercial area)	1	1	0.08	
6	Chiropractic treatment area	1	1	0.08	
7	Multi-purpose sports (in Commercial area)	1	1	0.08	
8	Club house	1	1	0.08	
9	Milk and vegetable booths	1	1	0.08	
<b>Total</b>					

S.No.	Facilities to be provided for Labour Dormitory	Required	Provided	Area	Remarks
1	Community hall/ Store	0	1	100 sq. mtrs	
2	Milk and vegetable booths	0	1	100 sq. mtrs	

S.No.	Facilities to be provided for Affordable Industrial Housing	Required	Provided	Area (Acres)	Remarks
<b>Population Achieved for Plot Area @ Density of 600 Persons per acre</b>					
<b>Area of Affordable Industrial Housing (Area)</b>					
1	ADH 1 (10.05 Acres)	2 Community hall and 2 Anganwadi cum Centre	2 Community hall and 2 Anganwadi cum Centre		
2	ADH 3 (6.82 Acres)	1 Community hall and 1 Anganwadi cum Centre	1 Community hall and 1 Anganwadi cum Centre		
3	ADH 4 (7.71 Acres)	1 Community hall and 1 Anganwadi cum Centre	1 Community hall and 1 Anganwadi cum Centre		
4	ADH 5 (2.08 Acres)	1 Community hall and 1 Anganwadi cum Centre	1 Community hall and 1 Anganwadi cum Centre		
5	ADH 6 (2.08 Acres)	1 Community hall and 1 Anganwadi cum Centre	1 Community hall and 1 Anganwadi cum Centre		
6	ADH 7 (5.47 Acres)	1 Community hall and 1 Anganwadi cum Centre	1 Community hall and 1 Anganwadi cum Centre		
7	ADH 8 (2.44 Acres)	1 Community hall and 1 Anganwadi cum Centre	1 Community hall and 1 Anganwadi cum Centre		

S.No.	Facilities to be provided for Industrial Component	Required	Provided	Area	Remarks
1	Parking, Drivers Traffic, Caravan	0	1	0.20 Acres	
2	Public Utility	0	1	0.08 Acres	
3	ATM	0	1	0.08 Acres	
4	Club house	0	1	0.08 Acres	
5	Water works	2	2	0.36 Acres	
6	Public utility	0	1	0.08 Acres	
7	Facility centre	0	1	0.08 Acres	
8	Skill Development centre	0	1	0.08 Acres	

S.No.	Item	Number	Persons per plot	% of plots	Population	Remarks
1	General Plots	231	15.5	52.50	3591	
2	MHA Plots	98	9	22.27	882	20% of total plots
3	MPL Plots	131	15.5	25.23	1449	23% of total plots
4	Total	460			5322	

S.No.	Item	Number	Persons per plot	% of plots	Population	Remarks
1	Total Area under Residential plots	79,266	Acres		61.00	
2	Third Gross area under ODVA considering seizable area @ 65%	129.95	Acres			
3	Population of the plotted colony @ 65% (Shelving as four floors are now allowed)	35087	Persons			
4	Density of the Plotted colony	270	PPA			
5	Area of Green Land to be provided in 7.5% of the gross area under the ODVA scheme	9.75	Acres			
6	Area of open/irrigated	15.01	Acres			
7	Area of community facilities to be provided is 10% of the gross area	12.995	Acres			
8	Area of community facilities provided	11.02	10.80%			
9	Total achieved Efficiency				61.00	

S.No.	Item	Number	Persons per plot	% of plots	Population	Remarks
1	General Plots	231	15.5	52.50	3591	
2	MHA Plots	98	9	22.27	882	20% of total plots
3	MPL Plots	131	15.5	25.23	1449	23% of total plots
4	Total	460			5322	

S.No.	Type	Category	Area (Acres)	No. of Plots	Total Area in each category (Acres)	Total Area (Acres)	Seizable %
<b>Facilities to be provided for Affordable Industrial Housing</b>							
<b>Population Achieved for Plot Area @ Density of 600 Persons per acre</b>							
<b>Area of Affordable Industrial Housing (Area)</b>							
1	ADH 1 (10.05 Acres)	2 Community hall and 2 Anganwadi cum Centre					
2	ADH 3 (6.82 Acres)	1 Community hall and 1 Anganwadi cum Centre					
3	ADH 4 (7.71 Acres)	1 Community hall and 1 Anganwadi cum Centre					
4	ADH 5 (2.08 Acres)	1 Community hall and 1 Anganwadi cum Centre					
5	ADH 6 (2.08 Acres)	1 Community hall and 1 Anganwadi cum Centre					
6	ADH 7 (5.47 Acres)	1 Community hall and 1 Anganwadi cum Centre					
7	ADH 8 (2.44 Acres)	1 Community hall and 1 Anganwadi cum Centre					

S.No.	Facilities to be provided for Industrial Component	Required	Provided	Area	Remarks
1	Parking, Drivers Traffic, Caravan	0	1	0.20 Acres	
2	Public Utility	0	1	0.08 Acres	
3	ATM	0	1	0.08 Acres	
4	Club house	0	1	0.08 Acres	
5	Water works	2	2	0.36 Acres	
6	Public utility	0	1	0.08 Acres	
7	Facility centre	0	1	0.08 Acres	
8	Skill Development centre	0	1	0.08 Acres	

S.No.	Item	Number	Persons per plot	% of plots	Population	Remarks
1	General Plots	231	15.5	52.50	3591	
2	MHA Plots	98	9	22.27	882	20% of total plots
3	MPL Plots	131	15.5	25.23	1449	23% of total plots
4	Total	460			5322	