

## Directorate of Town & Country Planning, Haryana

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Regd.

(LC-IX)

[[See Rule 16(2)]]

To

Model Economic Township Ltd.  
3<sup>rd</sup> Floor, 77 B, IFFCO Road, Sector 18,  
Gurugram.

Memo No. LC-2473-I- JE (MK)-2023/ 37121

Dated: 02-11-2023

Subject:

Request for grant of part Completion Certificate over an area measuring 258.44075 acres out of 776.9697 acres granted for setting up of Industrial Colony bearing License Nos. 08 of 2016, 107 of 2017, 71 of 2019, 43 of 2022 & 214 of 2022 in the revenue estate of village Bir Dadri & Dadri Toe, Jhajjar-Model Economic Township Ltd.

Refer to your application dated 08.06.2023 for grant of part Completion Certificate over an area measuring 258.44075 acres granted for setting up of Industrial Colony bearing License Nos. 08 of 2016, 107 of 2017, 71 of 2019, 43 of 2022 & 214 of 2022 in the revenue estate of village Bir Dadri & Dadri Toe, Jhajjar.

Chief Engineer, HSVP, Panchkula vide his memo no. CE-I/SE(HQ)/SDE (W-1)/SDE (W-2)/2023/174604 dated 11.08.2023 informed that the services with respect of Industrial Colony over an area measuring 258.44075 acres out of 776.9697 acres at village Bir Dadri & Dadri Toe, Jhajjar have been got checked and reported to be laid at site and are operational/functional. Senior Town Planner, Rohtak vide his memo no. 2552 dated 11.07.2023 confirmed about laying of the colony as per approved layout plan.


In view of these reports it is hereby certified that the required development works in the said Industrial Colony over an area measuring 258.44075 acres as indicated on the enclosed layout plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water drainage, roads, horticulture & electrification etc. The completion certificate is granted on the following terms and conditions:-

- a) The services will be laid by the colonizer upto alignment of proposed external services provided by HSVP and connection with the HSVP system will be done with the prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Jhajjar, whenever applicable.
- b) That you shall pay applicable EDC/actual cost of infrastructure made available by Government agencies, as and when the site gets included within 500 mtr. of urbanisable zone/when the infrastructure is made available by Government agencies, whichever is applicable.
- c) That you shall be allowed to occupy the residential and commercial component, in proportion to the area for which infrastructure facilities are completed in the industrial plotted colony or, the permitted FAR in case of flatted industrial colony and part

- e) Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- f) That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
- g) That in case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HSVP water supply line.
- h) That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake in levels etc.
- i) That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. for a period of 5 years from the date of issuance of completion certificate unless earlier relieved of this responsibility and thereupon transfer all such roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
- j) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- k) That you shall use CFL/LED fittings for street lighting in the licenced colony.
- l) That you shall comply with the conditions of Service Plan/Estimates conditions imposed by CA-HSVP, Panchkula in the letter annexed as Annexure A-1.
- m) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- n) That you shall get obtain the water / sewer connection from HSVP / Public Health Department as & when services provided by the Department and you shall make your own arrangements for sewer disposal and water supply till the connection.
- o) That you shall abide by all prevailing norms/rules and regulations as fixed by Environment clearance & Haryana State Pollution Control Board & any other authority.

This part completion certificate shall be void-ab-initio if any of the conditions mentioned above are not complied with and this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

DA/As above.

  
 (T.L. Satyaprakash, IAS)  
 Director General,  
 Town & Country Planning  
 Haryana, Chandigarh

Endst. No. LC-2473-I-JE (MK)-2023/

Dated:

A copy is forwarded to the following for information and necessary action.

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. The Chief Engineer, HSVP, Sector 6, Panchkula w.r.t. memo no. CE-I/SE(HQ)/SDE (W-1)/SDE (W-2)/2023/174604 dated 11.08.2023.
3. Senior Town Planner, Rohtak with request to ensure compliance of condition no. 'c'.
4. District Town Planner, Jhajjar with request to ensure compliance of condition no. 'c'.
5. Chief Account Officer of this Directorate.
6. Project Manager (IT) with a request to host this approval on website.