

Directorate of Town & Country Planning, Haryana


Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

FORM LC -V
(See Rule 12)

License No. 129 of 2019

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Model Economic Township Ltd., Regd. Off. 3rd Floor, 77-B, IFFCO Road, Sector-18, Gurugram, Haryana - 122015 for setting up of an Industrial Colony over an additional area measuring 105.86875 acres (under integrated industrial licensing policy dated 01.10.2015 & 10.10.2017) falling in the revenue estate of Village Bir Dadri, Dadri Toe, Sondhi, Yakubpur, Fatehpur & Bamnola, Tehsil Badli, District Jhajjar.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. To deposit a sum of **Rs.1,72,70,734 /-** on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - b) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - c) That you shall integrate the services with HSVP services as and when made available in future.
 - d) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
 - e) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.


Director
Town & Country Planning
Haryana, Chandigarh
Suber

- f) That you shall obtain NOC from DFO, to the effect that the site is not affected by any Forest Law/Act/notification.
- g) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
- h) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- i) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- j) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- k) That you shall use only LED fitting for internal lighting as well as campus lighting.
- l) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- m) It will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft to the Allottees while raising such demand from the plot owners.
- n) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- o) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- p) That you shall abide by the terms and condition of policy dated 09.10.2017 and other direction given by the Director time to time to execute the project.
- q) That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

- r) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony. (A board resolution assigning the responsibility for online compliance of the said Rules on the Department portal may also be submitted.)
- s) No further sale has taken place after submitting application for grant of license.
- t) That you have not submitted any other application for applied site for CLU /licence.
- u) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- v) No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- w) That you shall not encroach the revenue rasta passes through the site and shall take approval from competent authority before laying services through revenue rasta.
- x) That you shall obtain the permission from the competent authority before laying of services and construction of roads along/across the revenue rasta and for making culvert over the water courses/dhanas, wherever applicable as per the layout plan.
- y) That you shall inform account number & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony in compliance of Rule-27 of Rules 1976 & Section -5 of Haryana Development and Regulation of Urban Areas Act, 1975

3. The licence is valid up to 03/12/2024.

(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Dated: 04/12/2019
Place: Chandigarh

Endst. No. LC-3684 B- JE(MK)-2019/ 29871

Dated: 05-12-2019

A copy along with copy of schedule of land is forwarded to the following for information and necessary action:-

1. Model Economic Township Ltd., Regd. Off. 3rd Floor, 77-B, IFFCO Road, Sector-18, Gurugram, Haryana - 122015, alongwith a copy of agreement, LC-IV C & Bilateral Agreement.

2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Jhajjar.
12. District Town Planner, Jhajjar along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.



(Savita Jindal)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.....129.....dated.....04/12..... of 2019					
Detail of land owned by Model Economic Township Limited District Jhajjar.					
S.no	Village	Rec	Killa	Kanal	Marla
1	Dadri Toi	34	16	8	0
2	Dadri Toi	34	17/1/1/1.	0	10
3	Dadri Toi	34	17/1/2	5	8
4	Dadri Toi	34	17/2	1	6
5	Dadri Toi	34	24/1	1	4
6	Dadri Toi	34	24/3	4	17
7	Dadri Toi	34	25/1	1	8
8	Dadri Toi	34	25/2	6	12
9	Dadri Toi	35	6/1	0	15
10	Dadri Toi	35	15/2	4	0
11	Dadri Toi	35	16/1	3	13
12	Dadri Toi	35	21/1	0	18
13	Dadri Toi	35	25/2	4	0
14	Dadri Toi	36	21	8	0
15	Dadri Toi	36	22	8	0
16	Dadri Toi	36	23	2	14
17	Dadri Toi	38	21	3	11
18	Dadri Toi	38	22	6	18
19	Dadri Toi	38	23	4	2
20	Dadri Toi	40	1	8	0
21	Dadri Toi	40	2	7	19
22	Dadri Toi	40	10/1	3	16
23	Dadri Toi	41	5	4	18
24	Dadri Toi	41	6/1/1	0	4
25	Dadri Toi	41	6/1/2	4	5
26	Dadri Toi	41	7	8	4
27	Dadri Toi	41	8/2	6	1
28	Dadri Toi	41	13	8	0
29	Dadri Toi	41	14	6	9
30	Dadri Toi	41	17/2/2 min North	0	4
31	Dadri Toi	41	18/1 min North	0	10
32	Dadri Toi	41	18/2	1	16
33	Dadri Toi	41	18/3	3	16
34	Dadri Toi	41	22/2 min East	2	0
35	Dadri Toi	41	23/1 min West North	3	12
36	Dadri Toi	41	23/2 min West North	0	4
37	Dadri Toi	42	1	8	0
38	Dadri Toi	42	2	8	0
39	Dadri Toi	42	3	3	16
40	Dadri Toi	42	8	3	6
41	Dadri Toi	42	9	8	0
42	Dadri Toi	42	10	8	0
43	Dadri Toi	42	11	8	0
44	Dadri Toi	43	1	8	0
45	Dadri Toi	43	2	8	0
46	Dadri Toi	43	3	8	0
47	Dadri Toi	43	4	7	8
48	Dadri Toi	43	5	8	0
49	Dadri Toi	43	6	8	0
50	Dadri Toi	43	7	7	8


 D.T.O.P (HR)


To be read with License No.....129.....dated.....04/12..... of 2019					
Detail of land owned by Model Economic Township Limited District Jhajjar.					
S.no	Village	Rec	Killa	Kanal	Marla
51	Dadri Toi	43	8/1	4	0
52	Dadri Toi	43	8/2	4	0
53	Dadri Toi	43	9	7	7
54	Dadri Toi	43	10	7	7
55	Dadri Toi	43	11	8	0
56	Dadri Toi	43	12	8	0
57	Dadri Toi	43	13	8	0
58	Dadri Toi	43	14	7	8
59	Dadri Toi	43	15	8	0
60	Dadri Toi	43	16/1	7	19
61	Dadri Toi	43	17	7	8
62	Dadri Toi	43	18/1	4	0
63	Dadri Toi	43	18/2	4	0
64	Dadri Toi	43	19	8	0
65	Dadri Toi	43	20/1	4	0
66	Dadri Toi	43	20/2	4	0
67	Dadri Toi	43	21	8	0
68	Dadri Toi	43	22	8	0
69	Dadri Toi	43	23	8	0
70	Dadri Toi	43	24	7	8
71	Dadri Toi	44	4/2	1	15
72	Dadri Toi	44	5/1	3	13
73	Dadri Toi	44	5/2	3	13
74	Dadri Toi	44	6/1/1	4	16
75	Dadri Toi	44	15/2/2	5	10
76	Dadri Toi	44	16/1/1	5	10
77	Dadri Toi	44	25/3/2/2/2	4	15
78	Dadri Toi	64	2	8	0
79	Dadri Toi	64	3	8	0
80	Dadri Toi	64	4	7	8
81	Dadri Toi	64	6/2	6	13
82	Dadri Toi	64	7	7	8
83	Dadri Toi	64	8	8	0
84	Dadri Toi	64	13	8	0
85	Dadri Toi	64	14/1	5	12
86	Dadri Toi	64	14/2	1	16
87	Dadri Toi	64	15	8	0
88	Dadri Toi	64	18/1	3	7
89	Dadri Toi	64	23/2	4	0
90	Dadri Toi	65	12/2	2	13
91	Dadri Toi	65	13/1	5	15
92	Dadri Toi	65	18/2	5	14
93	Dadri Toi	65	19	8	0
94	Dadri Toi	65	20	6	17
95	Dadri Toi	65	21/2	2	13
96	Dadri Toi	65	21/1	5	7
97	Dadri Toi	65	22/2	0	11
98	Dadri Toi	65	22/1	7	9
99	Dadri Toi	65	23	8	0
100	Dadri Toi	65	24/1	2	12

D.T.C.P (HR)

To be read with License No.....129.....dated.....04/12..... of 2019					
Detail of land owned by Model Economic Township Limited District Jhajjar.					
S.no	Village	Rec	Killa	Kanal	Marla
101	Dadri Toi	65	24/2	5	8
102	Dadri Toi	65	25	7	8
103	Dadri Toi	66	2 min Middle	5	13
104	Dadri Toi	66	3/1 min West North	0	8
105	Dadri Toi	66	9 min west	4	10
106	Dadri Toi	66	10/1/1 min East	1	11
107	Dadri Toi	66	11/1 min East	3	14
108	Dadri Toi	66	12/1	1	18
109	Dadri Toi	66	19/1 min West North	0	3
110	Dadri Toi	66	20/1 min North	1	17
111	Dadri Toi	66	21/1	1	5
112	Dadri Toi	71	1/1/1	2	14
113	Dadri Toi	71	10/1/2	0	18
114	Dadri Toi	72	1/1	4	4
115	Dadri Toi	72	2/1/1	4	4
116	Dadri Toi	72	2/2	0	0
117	Dadri Toi	72	3/2/1	2	18
118	Dadri Toi	72	3/1	1	7
119	Dadri Toi	72	4/2/1	0	14
120	Dadri Toi	72	4/1	3	11
121	Dadri Toi	72	5/1	5	16
122	Dadri Toi	72	6/1	4	0
123	Dadri Toi	72	15/2	5	3
124	Dadri Toi	73	3/2	4	0
125	Dadri Toi	73	4/1	4	13
126	Dadri Toi	73	5/1	4	13
127	Dadri Toi	73	8/2/1	0	6
128	Dadri Toi	98	2/1/1	0	1
129	Bir dadri	39	23/1/1	0	18
130	Bir dadri	39	23/1/2	0	12
131	Bir dadri	39	23/1/3	0	12
132	Bir dadri	39	23/1/4/2	1	4
133	Bir dadri	43	3/1/3	1	11
134	Bir dadri	43	8/1/1	0	18
135	Bir dadri	43	8/1/2	3	14
136	Sondhi	18	24	4	10
137	Sondhi	63	9/2/2	0	13
138	Sondhi	64	9/2/1	0	8
139	Sondhi	70	4/2/2	0	8
140	Sondhi	70	5/1	6	3
141	Sondhi	72	3/1/1	3	1
142	Sondhi	74	11	7	12
143	Yakubpur	1	15/1	0	11
144	Yakubpur	1	15/2	1	8
145	Yakubpur	2	10/1	0	5
146	Yakubpur	2	10/2	3	8
147	Yakubpur	2	11/3	2	13
148	Yakubpur	2	6/1/2/1	1	14
149	Yakubpur	2	6/1/4	0	5
150	Yakubpur	2	15/2/1/1	1	0

7
D.T.C.P (HR)
Jz

To be read with License No.....129.....dated.....04/12..... of 2019

Detail of land owned by Model Economic Township Limited District Jhajjar.

S.no	Village	Rec	Killa	Kanal	Marla
151	Yakubpur	3	8	9	2
152	Yakubpur	3	9	9	11
153	Yakubpur	3	10/2	3	12
154	Yakubpur	3	10/4	0	12
155	Yakubpur	3	10/5	0	8
156	Yakubpur	3	11/1	3	8
157	Yakubpur	3	11/2	0	3
158	Yakubpur	3	12/1	0	12
159	Yakubpur	3	13/1	3	2
160	Yakubpur	3	24/2/2	0	3
161	Yakubpur	17	25/2	0	17
162	Yakubpur	19	5	7	7
163	Yakubpur	19	13/1	6	13
164	Yakubpur	27	5/2/1	0	7
165	Yakubpur	28	4/1/2/2/1	2	10
166	Yakubpur	28	15/1	3	16
167	Yakubpur	40	13/1/2/1	1	0
168	Yakubpur	40	13/2	2	4
169	Yakubpur	42	4/1/1/1	6	6
170	Yakubpur	42	5/1/1	1	17
171	Yakubpur	79	13/2	3	11
172	Yakubpur	79	18/1	6	4
173	Yakubpur	79	18/2	1	16
174	Yakubpur	79	19/1	4	4
175	Yakubpur	79	19/2	3	16
176	Yakubpur	79	20/1/1/1	4	4
177	Yakubpur	79	20/1/2/1	4	16
178	Bamnola	83	7/1/1	1	12
179	Bamnola	83	7/1/2	2	12
180	Bamnola	83	7/3	0	18
181	Bamnola	83	8	8	0
182	Bamnola	83	9	8	0
183	Bamnola	83	10/1	3	12
184	Bamnola	83	11/2	3	0
185	Bamnola	83	12	8	0
186	Bamnola	83	13/1/1	1	0
187	Bamnola	83	13/1/2	2	4
188	Bamnola	83	13/3	4	11
189	Bamnola	83	14/2	8	8
190	Bamnola	83	16/1	1	0
191	Bamnola	83	16/2/1	3	3
192	Bamnola	83	17/1	0	18
193	Bamnola	83	17/2/1	1	2
194	Bamnola	83	17/2/2	7	18
195	Bamnola	83	18	9	13
196	Bamnola	83	19	8	11
197	Bamnola	83	20	2	15
Total area				846	19
Total acres					105.86875

Director,
Town & Country Planning
Haryana
Jasvir Mehta