

# 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](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

FORM LC -V

(See Rule 12)

License No. 111 of 2022

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. 3<sup>rd</sup> Floor, 77-B, IFFCO Road, Sector-18, Gurugram, Haryana - 122015 for the development of an Industrial Colony over an area measuring 92.54375 acres for establishment of an Industrial Colony at Village Sodhi, Tehsil-Badli, District-Jhajjar.

1. The particulars of the land, wherein the aforesaid industrial 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.1,31,08,360/- 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](http://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.
  - 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


Director  
Town & Country Planning  
Haryana, Chandigarh

and the same is made functional from External Infrastructure to be laid by Haryana Shahri Vikas Pradhikaran 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 01.10.2015 & 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 shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- u) No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- v) That you shall not encroach the revenue rasta passing through the site and shall take approval from competent authority before laying services through revenue rasta.
- w) 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.
- x) 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, Haryana Development and Regulation of Urban Area Act, 1975.
- y) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- z) Only green category industries are allowed in the licenced area, falling within 2 kilometers from the boundary of urbanisable zone of the development plan, excluding the peripheral roads, if proposed along urbanisable boundary, whereas all categories of industries will be allowed beyond 2KM belt subject to the condition that licensee shall obtain consent from Haryana State Pollution Control Board as per rules and further with the condition that there shall be zero discharge of the industrial effluents (liquid discharge) in the industrial colony.

3. The licence is valid up to 09/08/2027.

  
(K. Makrand Pandurang, IAS)  
Director, Town & Country Planning  
Haryana, Chandigarh  
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Dated: 10/08/2022.

Place: Chandigarh

Endst. No. LC-4610- JE(MK)-2022/ 23597

Dated: 10-08-2022

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. 3<sup>rd</sup> 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.

(Babita Gupta)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh

To be read with License no. 111.....Dated 10/08 of 2022

**Detail of land owned by Model Economic Township Ltd.**

S.No.	Village	Rectangle	Killa	Kanal	Marla
1	Sondhi	18	25/1	3	9
2	Sondhi	18	25/2	1	3
3	Sondhi	19	4	5	3
4	Sondhi	19	5/1	5	10
5	Sondhi	19	5/2	2	2
6	Sondhi	19	6/1	1	5
7	Sondhi	19	6/2	6	3
8	Sondhi	20	3/2	0	2
9	Sondhi	20	4/1	4	3
10	Sondhi	20	7/2	7	12
11	Sondhi	20	10	5	12
12	Sondhi	20	11	6	1
13	Sondhi	20	12	6	14
14	Sondhi	20	13	8	0
15	Sondhi	20	14/1	7	12
16	Sondhi	20	17/1/2	0	8
17	Sondhi	20	17/2	7	4
18	Sondhi	20	18/1	0	0
19	Sondhi	20	18/2	7	19
20	Sondhi	20	19	4	8
21	Sondhi	20	20	6	4
22	Sondhi	20	21/1	1	9
23	Sondhi	20	22/1/1	1	0
24	Sondhi	20	22/2	2	6
25	Sondhi	20	23	8	0
26	Sondhi	20	24/2/1	7	17
27	Sondhi	20	25/2/2	5	4
28	Sondhi	21	21/2/1/2	0	5
29	Sondhi	21	21/2/2/2	5	1
30	Sondhi	21	22/1/2	3	2
31	Sondhi	21	22/2	2	4
32	Sondhi	21	23/1/2	2	13
33	Sondhi	21	23/2	2	5
34	Sondhi	23	23/2/2	1	2
35	Sondhi	23	24/1/2	1	11
36	Sondhi	23	24/2/2	0	13
37	Sondhi	23	25/3	1	13
38	Sondhi	40	3/2	3	16
39	Sondhi	40	4	8	0
40	Sondhi	40	5/1	4	5
41	Sondhi	40	5/2	3	16
42	Sondhi	40	6	8	0
43	Sondhi	40	7	8	0
44	Sondhi	40	9/1/1	1	18
45	Sondhi	40	9/1/2	0	2
46	Sondhi	40	9/2	6	0
47	Sondhi	40	11/2	6	13
48	Sondhi	40	12	8	0
49	Sondhi	40	13	8	0
50	Sondhi	40	14	8	0

D.T.C.P (HR)

51	Sondhi	40	15/1	1	7
52	Sondhi	40	15/2	6	13
53	Sondhi	40	16/1	0	2
54	Sondhi	40	16/2/2	3	19
55	Sondhi	40	17	8	0
56	Sondhi	40	19	8	0
57	Sondhi	40	20/1/1	2	9
58	Sondhi	40	20/1/2	4	7
59	Sondhi	40	20/2	1	4
60	Sondhi	40	21	8	0
61	Sondhi	40	22	8	0
62	Sondhi	40	24	8	0
63	Sondhi	40	25/1	4	0
64	Sondhi	41	8/2	3	2
65	Sondhi	41	11/1	0	14
66	Sondhi	41	11/2	7	6
67	Sondhi	41	12	8	0
68	Sondhi	41	13	8	0
69	Sondhi	41	14	8	0
70	Sondhi	41	15/1	0	0
71	Sondhi	41	15/2	0	8
72	Sondhi	41	15/3	7	11
73	Sondhi	41	16	8	0
74	Sondhi	41	17	8	0
75	Sondhi	41	18	8	0
76	Sondhi	41	19/1	7	7
77	Sondhi	41	19/2	0	13
78	Sondhi	41	20/1	0	1
79	Sondhi	41	20/2	7	19
80	Sondhi	41	21	8	0
81	Sondhi	41	22	8	0
82	Sondhi	41	23	8	0
83	Sondhi	41	24/1/1	1	17
84	Sondhi	41	24/2	6	0
85	Sondhi	41	25/1	7	4
86	Sondhi	42	1	8	0
87	Sondhi	42	2	8	0
88	Sondhi	42	3	7	8
89	Sondhi	42	6/2	1	4
90	Sondhi	42	7/2/1	0	3
91	Sondhi	42	7/2/2	1	1
92	Sondhi	42	8	7	0
93	Sondhi	42	9	7	11
94	Sondhi	42	10	7	11
95	Sondhi	42	11/2	2	12
96	Sondhi	42	12/1	4	12
97	Sondhi	42	14	8	0
98	Sondhi	42	15	8	0
99	Sondhi	42	16/1	0	9
100	Sondhi	42	16/2	7	11
101	Sondhi	42	17/1	0	9
102	Sondhi	42	17/2	7	11
103	Sondhi	42	18/1	3	0
104	Sondhi	42	18/2	4	12
105	Sondhi	42	19	8	0

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D.T.C.P (HR)

106	Sondhi	42	22/1	0	16
107	Sondhi	42	22/2	6	16
108	Sondhi	42	23/1	0	15
109	Sondhi	42	23/2	6	9
110	Sondhi	42	24	8	0
111	Sondhi	42	25	8	0
112	Sondhi	44	4/1	4	10
113	Sondhi	44	4/2/1	1	18
114	Sondhi	44	6/1/1/2	1	15
115	Sondhi	44	6/1/2	0	11
116	Sondhi	44	6/2	5	14
117	Sondhi	44	7	6	4
118	Sondhi	44	14	5	2
119	Sondhi	44	15	8	0
120	Sondhi	44	16/1/1	1	2
121	Sondhi	44	17/1/1	2	8
122	Sondhi	45	2/2	6	12
123	Sondhi	45	3	8	0
124	Sondhi	45	4	8	0
125	Sondhi	45	5	8	0
126	Sondhi	45	6/1/1	2	11
127	Sondhi	45	7/1/1	5	19
128	Sondhi	45	8	8	0
129	Sondhi	45	9	8	0
130	Sondhi	45	10/1	6	0
131	Sondhi	45	10/2	1	12
132	Sondhi	45	11/1/1	6	19
133	Sondhi	45	12/1/1	4	0
134	Sondhi	45	13/1/1	1	4
135	Sondhi	46	1	7	12
136	Sondhi	46	2	8	0
137	Sondhi	46	3/1	4	0
138	Sondhi	46	3/2	4	0
139	Sondhi	46	4/1	2	0
140	Sondhi	46	4/2/1	3	7
141	Sondhi	46	4/2/2	2	13
142	Sondhi	46	5/2	0	16
143	Sondhi	46	6/1/1/1	5	4
144	Sondhi	46	7/1	4	4
145	Sondhi	46	8/1/1/1	1	16
146	Sondhi	46	8/2/1/1	1	13
147	Sondhi	46	9/1/1	2	13
148	Sondhi	46	10/1/1/1	1	14
149	Sondhi	47	1	7	12
150	Sondhi	47	2/1	3	0
151	Sondhi	47	2/2/1	2	0
152	Sondhi	47	4	8	0
153	Sondhi	47	7	8	0
154	Sondhi	47	9/1/1/1	7	4
155	Sondhi	47	10/1/1/1	5	16
			<b>Total</b>	<b>740K-7M</b> <b>92.54375</b>	

Director,  
Town & Country Planning  
Haryana