

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

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FORM LC -V

(See Rule 12)

License No. 214. 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. 3rd Floor, 77-B, IFFCO Road, Sector-18, Gurugram, Haryana - 122015 for the development of an Industrial Colony over an additional area measuring 47.7125 acres adjacent to earlier licenced area 729.2622 acres bearing Licence No 08 of 2016, 107 of 2017, 71 of 2019 & 43 of 2022 for establishment of an Industrial Colony at Village-Bir Dadri & Dadri Toi, 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 General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the licensee shall pay External Development Charges as and when the site comes in urbanizable limits.
 - b) To deposit a sum of Rs. 85,35,369/- 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.
 - c) That the licensee 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.
 - d) That the licensee shall integrate the services with HSVP services as and when made available in future.
 - e) That the licensee shall not submit 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.
 - f) That the licensee 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.
 - g) That the licensee shall obtain NOC from DFO, to the effect that the site is not affected by any Forest Law/Act/notification.
 - h) That the licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP 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.


Director General
Town & Country Planning
Haryana, Chandigarh

For Model Economic Township Ltd.


Authorized Signatory

- i) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) 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.
- l) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- m) That the licensee 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.
- n) 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.
- o) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- p) That the licensee 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.
- q) That the licensee 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.
- r) That the licensee 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.
- s) That the licensee 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- t) (A board resolution assigning the responsibility for online compliance of the said Rules on the Department portal may also be submitted.)
- u) No further sale has taken place after submitting application for grant of license.
- v) That the licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- w) No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

For Model Economic Township Ltd.


Authorized Signatory

- x) That the licensee shall not encroach the revenue rasta passes through the site and shall take approval from competent authority before laying services through revenue rasta.
- y) That the licensee 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.
- z) That the licensee shall inform account number & full particulars of the scheduled bank wherein you have to deposit seventy 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.
- aa) That the licensee 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.
3. The licence is valid up to 29/12/2027.

Place: Chandigarh

Dated: 30/12/2022

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

Endst. No. LC-2473-1/JE(SK)-2022/

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Dated: 02-01-2023

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, HVPNL, 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, Rohtak 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.

(Parveen Chauhan)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

For Model Economic Township Ltd.

Authorized Signatory

To be read with License No. 214 Dated 30/12/ of 2022

Detail of land owned by Model Economic Township Ltd.

Village	Rect. No.	killa No.	Kanal	Maria
Dadri Toi	17	10/1	0	16
Dadri Toi	18	13/2/2/1	0	3
Dadri Toi	18	13/2/2/2	0	5
Dadri Toi	28	14	8	0
Dadri Toi	28	25/2	2	0
Dadri Toi	29	21/2	1	18
Dadri Toi	29	22/2/2	1	8
Dadri Toi	29	25/1/2/3	1	17
Dadri Toi	30	3	3	9
Dadri Toi	30	6	3	9
Dadri Toi	30	7	6	7
Dadri Toi	30	8/1	0	7
Dadri Toi	30	8/2	7	13
Dadri Toi	30	9	8	0
Dadri Toi	30	10	8	0
Dadri Toi	30	11	8	0
Dadri Toi	30	12/1	1	13
Dadri Toi	30	12/2	6	7
Dadri Toi	30	13	8	0
Dadri Toi	30	14	8	0
Dadri Toi	30	15/1	2	4
Dadri Toi	30	15/2	5	16
Dadri Toi	30	16	8	0
Dadri Toi	30	17	8	0
Dadri Toi	30	18	8	0
Dadri Toi	30	19	8	0
Dadri Toi	30	20	7	18
Dadri Toi	30	21/1/1/1	0	2
Dadri Toi	30	23/1	2	0
Dadri Toi	30	24/1/2	3	2
Dadri Toi	30	24/2	4	12
Dadri Toi	30	25	7	8
Dadri Toi	31	11/1/2	0	2
Dadri Toi	31	11/2	8	19
Dadri Toi	31	20/1	6	16
Dadri Toi	31	20/2	1	4
Dadri Toi	31	21	8	0
Dadri Toi	48	4	8	0
Dadri Toi	48	5/1/1/1	2	6
Dadri Toi	49	2/2/1	1	7
Dadri Toi	49	3/1	2	0
Dadri Toi	49	4/1	2	0
Dadri Toi	49	5/2/1	1	15
Dadri Toi	50	19/2/1	3	2
Dadri Toi	50	19/4	0	7
Dadri Toi	50	20/1	4	0
Dadri Toi	51	3/2	2	11

For Model Economic Township Ltd.

D.G.I.C.P (HR)

Authorized Signatory

Dadri Toi	51	9/1/3	0	12
Dadri Toi	54	6/1	4	12
Dadri Toi	54	6/2/1	1	2
Dadri Toi	55	8	8	0
Dadri Toi	55	9	7	8
Dadri Toi	55	10/1	2	9
Dadri Toi	55	10/2	5	11
Dadri Toi	57	9/2	4	18
Dadri Toi	57	12/1	2	16
Dadri Toi	57	12/2	5	4
Dadri Toi	57	19/2/1	3	8
Dadri Toi	57	20/1/1	0	2
Dadri Toi	80	2/1	4	4
Dadri Toi	450/1	450/1	0	12
Bid Dadri	13	20/3	0	6
Bid Dadri	13	21/1	6	14
Bid Dadri	14	25/2	7	12
Bid Dadri	21	5	8	0
Bid Dadri	21	6	8	0
Bid Dadri	21	15	8	0
Bid Dadri	21	16/1	7	7
Bid Dadri	21	16/2	0	4
Bid Dadri	21	25	7	12
Bid Dadri	22	1/1	5	0
Bid Dadri	22	1/2	3	0
Bid Dadri	22	10/1	3	0
Bid Dadri	22	10/2	5	0
Bid Dadri	22	11/1	5	0
Bid Dadri	22	11/2	3	0
Bid Dadri	22	20/1	0	19
Bid Dadri	22	20/2	6	12
Bid Dadri	22	21/1/1	6	5
Bid Dadri	22	21/2	1	3
Bid Dadri	31	5/1	5	16
Bid Dadri	14	3/2/1	1	19
Bid Dadri	14	7/2/2	3	0
Bid Dadri	14	8/2/2	5	9
Bid Dadri	14	13/2	0	1
Bid Dadri	14	14/2	4	2
Bid Dadri	14	15/2/2	4	0
Bid Dadri	14	16/2	2	18
Bid Dadri	13	11/2/2	0	5
Bid Dadri	13	20/2/2	6	4
Bid Dadri	13	21/2	1	6
Total Area		353	574	

OR 47.7125 Acres


 Director General
 Town & Country Planning
 Haryana, Chandigarh

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