

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. 138 of 2023

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 area measuring 155.8375 acres at Village Nimana, 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. 2,27,09,042/- 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.
 - f) 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 Shahri Vikas Pradhikaran or any other execution agency.



Director General
Town & Country Planning
Haryana, Chandigarh


- g) 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.
- h) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- i) That the provision of solar photovoltaic plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for grant of Occupation Certificate.
- j) That you shall use only LED fitting for internal lighting as well as campus lighting.
- k) 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.
- l) 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.
- m) 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.
- n) That you shall abide by the terms and conditions of policy dated 01.10.2015, its subsequent amendments and other directions given by the Director from time to time to execute the project.
- o) 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 as amended from time to time.
- p) 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.
- q) No further sale has taken place after submitting application for grant of license.
- r) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- s) No provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- t) 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.

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- u) 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.
- v) 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.
- w) 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.
- x) That for the industrial license granted in agriculture zone beyond 500 m of urbanizable limit, at least the cost of infrastructure made available by various agencies/Department of the State Government, including infrastructure sought and availed by the licensee shall be charges in agriculture zone as per instruction dated 16.11.2021.
3. The licence is valid up to 05/07/2028.

Dated: 06/07/2023.
Place: Chandigarh


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

Endst. No. LC-4610-B- JE(MK)-2023/ 21849

Dated: 06-07-2023

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, 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 (II) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

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

To be read with License No. 138 Dated 06/07/2023 of 2023

Detail of land owned by Model Economic Township Ltd., District: Jhajjar:-

Village	Rect. No.	Killa No.	Kanal	Marla
Nimana	34	7/2	4	16
Nimana	34	10/2	2	4
Nimana	34	11	8	0
Nimana	34	14/1	5	0
Nimana	34	17	8	0
Nimana	34	18/2	5	2
Nimana	34	20/1	3	16
Nimana	34	20/2	4	4
Nimana	34	21	8	0
Nimana	34	22/1	4	4
Nimana	34	22/2	3	16
Nimana	34	23	8	0
Nimana	34	24	8	0
Nimana	35	16/2	2	16
Nimana	35	16/3	4	2
Nimana	35	25	8	0
Nimana	38	25/2	1	15
Nimana	39	18	8	0
Nimana	39	19	6	11
Nimana	39	21	8	4
Nimana	39	22	8	0
Nimana	39	23	8	0
Nimana	40	5	8	0
Nimana	40	6/1	3	7
Nimana	40	6/2	4	0
Nimana	40	7	7	8
Nimana	40	8	8	0
Nimana	40	9	8	0
Nimana	40	10	8	0
Nimana	40	14	8	0
Nimana	40	15/1	2	8
Nimana	40	15/2	0	12
Nimana	40	15/3	2	0
Nimana	40	16	6	16
Nimana	40	17/1	1	13
Nimana	40	17/2	1	6
Nimana	40	17/3	4	8
Nimana	40	18/4	0	12
Nimana	40	18/5	1	18
Nimana	40	18/6	1	4
Nimana	40	19	8	0
Nimana	40	20	8	0
Nimana	40	21/1	6	8
Nimana	40	21/2	1	12
Nimana	40	22	8	0
Nimana	40	23	8	0
Nimana	40	24	8	0

D.G.T.C.P (HR)
Suman (Patwari)

Nimana	40	25	7	8
Nimana	41	1	8	0
Nimana	41	2	8	0
Nimana	41	3	8	0
Nimana	41	4	8	0
Nimana	41	7/2/1/2	1	4
Nimana	41	7/2/2	0	16
Nimana	41	7/3	1	16
Nimana	41	8/1	3	7
Nimana	41	9/1	3	7
Nimana	41	9/2	4	13
Nimana	41	10/1	3	7
Nimana	41	10/2	4	0
Nimana	41	16/2/1	0	12
Nimana	41	16/2/2	0	15
Nimana	41	24/2	2	4
Nimana	41	25/1	4	8
Nimana	41	25/2	3	12
Nimana	42	16/2	7	11
Nimana	42	17/1	3	4
Nimana	42	17/4	2	8
Nimana	42	18/1	5	17
Nimana	42	18/2	1	9
Nimana	42	19/1	1	11
Nimana	42	19/2	5	16
Nimana	42	21/1/1	1	14
Nimana	42	21/1/2	2	4
Nimana	42	21/2	3	10
Nimana	42	22	8	0
Nimana	42	23/2	5	12
Nimana	42	24	8	0
Nimana	42	25	8	0
Nimana	43	21/1	0	2
Nimana	46	1	7	7
Nimana	46	2	8	0
Nimana	46	3	8	0
Nimana	46	4/1	4	0
Nimana	46	4/2	4	0
Nimana	46	5	8	0
Nimana	46	9	6	16
Nimana	46	10	7	7
Nimana	46	11	8	0
Nimana	46	12	7	8
Nimana	46	19	7	8
Nimana	46	20	8	0
Nimana	46	22/1	7	4
Nimana	46	22/2	0	4
Nimana	46	21/1 min	6	15
Nimana	46	21/3	0	1
Nimana	47	1/1	7	0
Nimana	47	1/2	1	0

Nimana	47	2/1	5	2
Nimana	47	2/2	2	18
Nimana	47	3/1/1	1	16
Nimana	47	3/1/2	5	8
Nimana	47	3/2	0	16
Nimana	47	4/1	5	16
Nimana	47	5/2	3	2
Nimana	47	6	7	7
Nimana	47	7/2	2	0
Nimana	47	8/1	5	8
Nimana	47	8/2	2	0
Nimana	47	9/1	2	18
Nimana	47	9/2/1	1	18
Nimana	47	9/2/2	3	4
Nimana	47	10/1	6	8
Nimana	47	11	8	0
Nimana	47	12	8	0
Nimana	47	13/1	2	12
Nimana	47	13/2	0	14
Nimana	47	13/3	4	14
Nimana	47	14/1	2	0
Nimana	47	15/1	2	4
Nimana	47	15/2	0	9
Nimana	47	15/3	1	7
Nimana	47	16/1	4	16
Nimana	47	16/2	3	4
Nimana	47	17	8	0
Nimana	47	18/1	4	8
Nimana	47	18/2	3	12
Nimana	47	19	8	0
Nimana	47	20	8	0
Nimana	47	21/1	0	9
Nimana	47	21/2	7	11
Nimana	47	22/1	0	9
Nimana	47	22/2	7	11
Nimana	47	23/1	5	9
Nimana	47	23/2	0	17
Nimana	47	23/3 min	1	12
Nimana	47	24/1 min	5	10
Nimana	47	24/2 min	1	3
Nimana	47	25/1/1 min	1	18
Nimana	47	25/1/2 min	0	15
Nimana	47	25/2 min	0	13
Nimana	47	25/3 min	2	5
Nimana	47	25/4 min	1	1
Nimana	48	1	8	0
Nimana	48	2	8	0
Nimana	48	3	8	0
Nimana	48	4/1	6	4
Nimana	48	4/2	1	16
Nimana	48	5	7	8

Nimana	48	6/1	3	14
Nimana	48	6/2	3	14
Nimana	48	7	8	0
Nimana	48	8	8	0
Nimana	48	9	8	0
Nimana	48	10	8	0
Nimana	48	11/2/1	2	19
Nimana	48	12/1	2	18
Nimana	48	12/2	5	2
Nimana	48	13	8	0
Nimana	48	14	8	0
Nimana	48	15	7	8
Nimana	48	16/1	2	18
Nimana	48	16/2	0	16
Nimana	48	16/3	3	2
Nimana	48	17	8	0
Nimana	48	18/1	0	9
Nimana	48	18/2	2	0
Nimana	48	18/3	2	18
Nimana	48	18/4	1	2
Nimana	48	18/5	1	11
Nimana	48	19	8	0
Nimana	48	20/1	0	17
Nimana	48	20/3	7	2
Nimana	48	21/1	2	9
Nimana	48	21/2	5	11
Nimana	48	22/1	7	11
Nimana	48	22/2	0	9
Nimana	48	23	8	0
Nimana	48	24	8	0
Nimana	48	25/1	5	1
Nimana	48	25/2	2	19
Nimana	49	1	8	0
Nimana	49	2/1	1	0
Nimana	49	2/3	6	12
Nimana	49	3/1/2	2	9
Nimana	49	3/2	4	19
Nimana	49	4	6	16
Nimana	49	6/1	6	4
Nimana	49	6/2	1	4
Nimana	49	7/1	0	12
Nimana	49	7/2	0	12
Nimana	49	7/3	6	16
Nimana	49	8/1	6	12
Nimana	49	8/2	1	8
Nimana	49	9	8	0
Nimana	49	11/2	4	9
Nimana	49	12	8	0
Nimana	49	13	8	0
Nimana	49	14	8	0
Nimana	49	15	7	7

Nimana	49	16	8	0
Nimana	49	17/1	2	18
Nimana	49	17/2	1	2
Nimana	49	17/3	4	0
Nimana	49	18	8	0
Nimana	49	19	8	0
Nimana	49	20	8	0
Nimana	49	21	8	0
Nimana	49	22	8	0
Nimana	49	23/1	2	13
Nimana	49	23/2	5	7
Nimana	49	24/1	1	2
Nimana	49	24/2	6	18
Nimana	49	25/1	5	2
Nimana	49	25/2	2	18
Nimana	50	4/2	2	18
Nimana	50	5/1	4	11
Nimana	50	5/2	0	16
Nimana	50	5/3	0	8
Nimana	50	5/4	2	0
Nimana	50	6	8	0
Nimana	50	7	8	0
Nimana	50	8	3	10
Nimana	50	12	3	10
Nimana	50	13/1	6	4
Nimana	50	13/2	1	16
Nimana	50	14	8	0
Nimana	50	17	8	0
Nimana	50	18	8	0
Nimana	50	19	8	0
Nimana	50	20	3	10
Nimana	50	21	2	16
Nimana	50	22	5	0
Nimana	50	23/1	1	19
Nimana	50	23/2	5	5
Nimana	50	24	8	0
Nimana	50	25/1	2	16
Nimana	52	4	1	13
Nimana	52	5/1	0	17
Nimana	53	1	2	4
Nimana	53	2	2	9
Nimana	53	3	3	7
Nimana	53	4	4	7
Nimana	53	5	5	9
Nimana	54	1	6	13
Nimana	54	2/1	7	0
Nimana	54	2/2	1	2
Nimana	54	3	9	13
Nimana	54	4	8	0
Nimana	54	5	8	0
Nimana	54	6	5	2

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D.G.T.C.R (HR)
 Suman Chatterjee

Nimana	54	7	3	7
Nimana	55	1	8	0
Nimana	55	2	8	0
Nimana	55	3/1 min	1	12
Nimana	55	8/2 min	0	7
Nimana	55	8/3 min	1	1
Nimana	55	9/1	1	7
Nimana	55	9/2	1	15
Nimana	55	9/3	2	1
Nimana	55	10	5	16
Nimana	56	1/4	1	10
Nimana	56	2/1	4	0
Nimana	56	2/2	4	0
Nimana	56	3/1/1	2	1
Nimana	0	343/1	0	11
Nimana	0	344/1	0	18
Nimana	0	345/1	0	12
			1246	14
			155.8375 acres	


Director General
Town & Country Planning
Haryana, Chandigarh
 Suman C Patwari