

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. 222 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 setting up of an Industrial Plotted Colony over an area measuring 101.3125 acres in the revenue estate of village Daryapur, 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) That an amount of Rs. 2,12,49,067/- shall be deposited on account of State Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months through online is liable to be paid. 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 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 NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of



Director General
Town & Country Planning
Haryana, Chandigarh

India, PLPA 1900 or any other forest law shall be obtained, if applicable before execution of development works at site.

- e) That you 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 Sebahri Vikas Pradhikaran or any other execution agency.
- f) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- g) That you shall use only LED fitting for internal lighting as well as campus lighting.
- h) 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.
- i) 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.
- j) 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.
- k) That you shall abide by the terms and conditions of policy dated 01.10.2015 as amended from time to time and any other directions given by the Director from time to time, to execute the project.
- l) 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.

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- m) 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.
- n) That the revenue rasta/khal passing through the site if any, shall not be encroached up on and shall be kept free from all hindrances for easy movement of general public.
3. That you shall submit the permission for construction of culvert before approval of zoning plan.
4. That you shall submit undertaking to deposit applicable EDC/actual charges, if the site gets included within 500 mtr of urbanisable zone/any service are made available by any Government agency, which ever applicable.
5. That you shall submit the approved phasing plan in the RERA Authority and get the RERA registration as per the approved phasing plan.
6. The licence is valid up to 29/10/2028


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

Dated: 30-10-2023
Place: Chandigarh


Endst. No. LC-5101- JE (MK)-2023/ 36668

Dated: 30-10-2023

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 (IT) 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. 222 of 2023

Detail of land owner by Model Economic Township Ltd., Village Daryapur,
Tehsil Badali, District Jhajjar.

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

24	16	2	18
24	17	8	0
24	18/1	0	3
24	23	8	0
24	24	8	0
24	25	3	18
25	2/1	5	3
25	2/2	2	4
25	3/1	3	17
25	9	8	0
25	12	8	0
25	19	8	0
25	20/2/1	1	7
25	21/2/1	2	7
25	22/1	1	10
25	22/2/1	1	8
25	22/2/2	5	0
34	5/2	1	10
34	5/1/2	4	10
35	1/1	3	4
35	1/2	4	16
35	2	8	0
35	3/1	4	0
35	3/2/1	2	8
35	3/2/2	1	12
35	4/1	3	16
35	6/1	4	11
35	6/2	3	4
35	7/1	2	2
35	8	7	15
35	9/1	6	2
35	9/2/1	0	8
35	9/2/2	1	4
35	10/1	1	7

[Handwritten Signature]
D.G.T.C. (HR)
 Guman (Pawani)

35	10/2/1	4	2
35	11	7	12
35	12	8	0
35	13/1	4	0
35	13/2	3	8
35	14	8	0
35	15/1	2	0
35	15/2/1	2	2
35	15/2/2	3	18
35	16	8	0
35	17	8	0
35	18/1	5	12
35	18/2/2	0	9
35	19/1/2	1	0
35	19/2	4	1
35	20/1	5	1
35	20/2	2	6
35	22/2	5	4
35	23/1	3	8
35	23/2	4	1
35	24	7	7
35	25	6	16
35	26	0	11
36	2/2	1	4
36	3	8	0
36	4	8	0
36	5	4	16
36	6	5	6
36	7	8	0
36	8	8	0
36	9	8	0
36	10	8	0
36	11/1	2	12
36	11/2	5	8
36	12/1	2	13

36	12/2	5	7
36	13	8	0
36	14	8	0
36	15	6	0
36	16	6	14
36	17	8	0
36	18/1	4	8
36	18/2	3	12
36	19	8	0
36	20	8	0
36	21	8	0
36	22	8	0
36	23/1	4	4
36	23/2	3	16
36	24/1	4	4
36	24/2	3	16
36	25/1	4	0
39	1	8	0
39	2	7	12
39	3/1	5	4
39	3/2	2	16
39	4	8	0
39	9/1	4	9
39	9/2	2	18
39	10/1	4	9
39	10/2/1	2	9
39	10/2/2	0	9
39	11/1	4	18
39	11/2	3	2
39	12/1	3	12
39	19/2	2	16
39	20	8	0
39	21/1	2	13
39	21/2/1	4	15
40	4/1	5	0

40	4/2	3	0
40	5	8	0
40	6/1	5	3
40	7/1	5	12
40	14/2	5	8
40	15	7	8
40	16	7	8
40	17/1	4	0
40	25/1	3	8
50	1/1/1	3	1
40	17/2	2	17
40	18/1	0	18
40	18/2/1	1	2
40	23/2	1	0
40	24	7	18
40	25/2	2	17
49	4	7	11
49	5	7	2
49	6	7	12
49	7	8	0
49	13/1/2	0	15
49	13/2/2	0	8
49	13/2/1/2	0	9
49	14	8	0
49	15	7	12
49	16	7	12
49	17	8	0
49	18	7	8
49	24	8	0
49	25	7	12
		810	10
		101.3125 Acres	


Director General
Town & Country Planning
Haryana, Chandigarh
 Shuman (Patwari)