

**FORM LC -V**  
(See Rule 12)  
**HARYANA GOVERNMENT**  
**TOWN AND COUNTRY PLANNING DEPARTMENT**

License No. 31, of 2024

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to UV Landbase Pvt. Ltd. Plot No.334, Sector-45, Gurugram-122003 to set up an Affordable Group Housing over an area measuring 7.875 acre in the revenue estate of Village Farukhnagar, Sector-3, Farukhnagar, Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - i. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - ii. 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.
  - iii. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - iv. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
  - v. That the Affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
  - vi. That the building plans of the Affordable Group Housing Colony shall be submitted within three months of the date of grant of licence and no construction/development shall be undertaken before approval of building plans.
  - vii. That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set

**Director**  
**Town & Country Planning**  
**Haryana, Chandigarh**



- apart for this purpose, within five years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.
- viii. That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - ix. That you have not submitted any other application for grant of licence 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.
  - x. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
  - xi. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
  - xii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
  - xiii. That you shall make provision of solar photovoltaic power plant as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
  - xiv. That you shall use only LED fitting for internal lighting as well as campus lighting.
  - xv. 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
  - xvi. 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 seventy percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
  - xvii. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry



- out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- xviii. That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval of building plans.
- xix. That no part of applied land has been sold to any person after entering into collaboration agreement with the land owners and also that presently there is no collaboration agreement enforced with any other person for the same land.
- xx. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- xxi. That you shall 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.
- xxii. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Affordable Group Housing Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- xxiii. That the owner/developer shall integrate the bank account in which 70% allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- a) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- b) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- c) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installment that are due for payment that paid as per the prescribed schedule.
- xxiv. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxv. That you shall abide by the terms and conditions as per Affordable Housing Policy-2013 notified on 19.08.2013 as amended from time to time.



- xxvi. That you shall abide all the directions/restrictions issued by the Department from time to time in public interest.
- xxvii. That you shall abide the terms and conditions of NOC issued on 19.02.2024 by the Divisional Forest Officer, Gurugram.
- xxviii. That you shall maintain the of ROW beneath the 76.5 KV HT line passing through the site.
3. The licence is valid up to 25-02-2029.

Dated: 26-02-2024.  
Place: Chandigarh

(Amit Khatri, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-5231/JE(RK)-2024/ 6987

Dated: 26-02-2024

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

1. JV Landbase Pvt. Ltd., Plot No.334, Sector-45, Gurugram-122003 with copy of LC-IV, Bilateral agreement and zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Ashish Sharma)  
District Town Planner (HQ)  
For: Director, Town & Country Planning,  
Haryana, Chandigarh



To be read with License no. 31 Dated 26/02/2024

**Detail of land owned by UV Landbase Pvt. Ltd. :-**

Village	Rect.No	Killa No	Area (K-M)
Farrukh Nagar	39	4	7-11
		5	7-11
		6	8-0
		7	8-0
		8	8-0
		9/1	2-16
		13/1	5-2
		14	8-0
		15	8-0
		<b>Total</b>	
			<b>Or 7.875 Acres</b>

Director  
Town & Country Planning  
Haryana, Chandigarh

