

**FORM LC-V**  
**(See Rule-12)**

Licence No. 02 of 2016

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to JD Universal Infra Ltd. in collaboration with AEGIS Value Homes Ltd., SCO No. 243, City Center, Sector 12, Karnal (Haryana) for setting up of an Affordable Group Housing Colony over an area measuring 5.6534 acres in the revenue estate of Village Budhakhera, Sector- 32A, District Karnal.
2. The particulars of 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 General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - (a) That the Affordable Group Housing Colony will be laid out to conform to the approved building plan and the development works are executed according to the designs and specifications shown in the approved plan.
  - (b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
  - (c) 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.
  - (d) That you shall not give any advertisement for sale of Commercial area and flat in affordable group housing area before the approval of layout plan/building plans of the same.
  - (e) That you shall pay the labour cess charges as per policy dated 25.02.2010.
  - (f) That you shall pay the External Development Charges as per the schedule given by the Director General, Town and Country Planning, Haryana and no claim shall lying against Competent Authority till non provision of EDC services, during next five years.
  - (g) That the portion of sector/Master plan road/green belt which shall form part of the licensed area if any shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.


  
DG, TCP (HR)  
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- (h) That you shall construct at its own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of license 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 specify 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.
- (i) That you shall obtain approval/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
- (j) That you shall seek approval from the Competent Authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
- (k) That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
- (l) That you shall provide the Solar water heating system as per by HAREDA and shall be made operational, where applicable before applying for an occupation certificate.
- (m) That you shall comply with the Rule 24, 26, 27 & 28 of Haryana Development and Regulation of Urban Areas Rules, 1976.
- (n) That in compliance of Rule 27 of Rules, 1976 and Section 5 of The Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit 30% of the amount received from the flat holders for meeting the cost of Internal Development Works in the colony.
- (o) That you shall use only LED fittings for internal lighting as well as for campus lighting in the complex.
- (p) That you shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by competent authority.
- (q) That the cost of 24/18 m wide road/major internal road 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 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.

- (r) That you shall convey Ultimate Power Load Requirement of the project to the concerned power utility, with a copy to the Director, with in two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the building plan of the project.
- (s) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
- (t) That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from owners on account of IDC/EDC, if being charged separately as per rates fixed by Government.

4. The licence is valid up to 04/03/2021.


Dated: Chandigarh  
The 5/3/2016  
DA/zoning plan

  
(Arun Kumar Gupta, IAS)  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh

Endst No. LC-3070-JE(BR)-2016/ 4922-4936 Dated:- 10-03-2016

A copy is forwarded to the following for information and necessary action:-

- ✓ 1. JD Universal Infra Ltd. in collaboration with AEGIS Value Homes Ltd., SCO No. 243, City Center, Sector 12, Karnal (Haryana), for setting up of an Affordable Group Housing Colony on the land measuring 5.6534 acres in the revenue estate of Village Budhakhara, Sector- 32A, District Karnal, along with copy of Agreement LC-IV, Bilateral Agreement and zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
7. Additional, Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Panchkula.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Karnal along with a copy of agreement.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner, Panchkula along with a copy of Agreement, Bilateral Agreement and zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 3(i) above before starting the Development Works.
13. Chief Accounts Officer along with a copy of agreement.
14. Land Acquisition Officer, Panchkula.
15. District Town Planner, Karnal along with a copy of Agreement, Bilateral Agreement and zoning plan.

  
(Vijay Kumar)  
District Town Planner (HQ)  
For Director General, Town and Country Planning,  
Haryana, Chandigarh.

To be read with Licence No. 02 dated 05/3/2016

1. Detail of land Owned by JD Universal Infra Ltd., District Karnal.

Village	Rect No.	Killa No.	T. Area K-M-S
Budha Khera	8	23	4-14-0
		26	1-3-0
		24	1-8-0
	13	3	8-0-0
		4	7-12-0
		5	2-18-0
		8	8-0-0
		7 min	3-9-5
		13	8-0-0
		<b>Total</b>	<b>45-4-5</b>
			<b>Or</b>
			<b>5.6534 Acres</b>

  
Director General  
District Survey & Land Records  
Karnal

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**Directorate of Town and Country Planning, Haryana**

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in  
Phone: 0172-2549349; e-mail: tcphry6@gmail.com

Regd.

To

JD Universal Infra Ltd.,  
Regd. Office: 35, Basement, Community Center,  
Vasant Vihar, Delhi- 110057.

Memo No. LC-3070-JE (SK)/2017

Dated:

**Subject:** Request for Transfer of licence land from land owning company i.e. JD Universal Infra Ltd. to the name of Aegis Value Homes Ltd. w.r.t licence no. 02 of 2016 dated 05.03.2016 granted to develop a Affordable Group Housing Colony in the revenue estate of Village Budhakhera, Sector 32A, Karnal.

**Reference:** Your application dated 23.12.2016.

In this respect it is intimated that it has been decided in principle to grant you permission under Rule 17 of the Haryana Development and Regulation of urban Areas Rules, 1976 framed under Act No.8 of 1975 to transfer of licence No. 02 of 2016 dated 05.03.2016 to Aegis Value Homes Ltd. which was earlier granted to you. You are therefore, directed to transfer the ownership of the above licenced land in favour of Aegis Value Homes Ltd. in whose favour the said licence is to be transferred and submit the following documents within 90 days of issuance of this letter :-

1. Revenue documents showing the ownership of land in favour of Aegis Value Homes Ltd.
2. Original licence No. 02 of 2016 dated 05.03.2016.

(Lalit Kumar)  
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-3070-JE (SK) 2017/ 30810

Dated: 01-12-2017

A copy is forwarded to Aegis Value Homes Ltd, 243, Sector-12, City Center, Karnal-132001 with the request to submit/furnish the following documents within 90 days of issuance of this letter:-

1. An undertaking to abide by the provisions of Act/ Rules and all the directions that may be given by the Director, Town & Country Planning, Haryana, Chandigarh in connection with the above said licence No. 02 of 2016 dated 05.03.2016 granted in the name of JD Universal Infra Ltd. in collaboration with Aegis Value Homes Ltd.
2. That the company Aegis Value Homes Ltd. undertakes to fulfill all the terms and condition of the Agreement LC-IV, Bilateral Agreement and undertakings given by the JD Universal Infra Ltd. in collaboration with Aegis Value Homes Ltd.
3. That the company will settle all the pending/ outstanding issues if any in respect of all prospective allottees.
4. That the company undertakes that they will also be liable to pay all outstanding dues on account of EDC and interest thereon as on date and in future directly to the department/HUDA as per schedule given in the agreements.
5. Aegis Value Homes Ltd. will clear the outstanding dues on account of EDC.
6. Indemnity bond indemnifying DTCP/State Govt. from the loss offered or legal complication, if any arises from transfer of license and creation of third party rights on the proposed land.
7. You shall inform general public regarding transfer of licence no. 2 of 2016 through publication in the leading newspaper (2 English+1 Hindi) and also in their website within 15 days of in-principle approval. Senior Town Planner, Panchkula shall be requested to send the report on the public notice after expiry of 30 days.

(Lalit Kumar)  
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh.