

FORM APR V
(See Rule 13)

License No. LDC-ADA/2012/17

Dated 29/08/2012

LICENSE TO DEVELOP RESIDENTIAL COLONY

This license is granted under the Punjab Apartment & Property Regulation Act, 1995 to **M/s Blue City Township & Colonizers Pvt. Ltd., SCF-10-C, Ranjeet Avenue, Amritsar** developing land as Residential Colony namely **"Blue Valley"** at village Meera Kot Kalan Distt. Amritsar (**Total area 24.43 Acre**) (DRG. No.ASR/BV-4Revised-2 dated 20-12-2011)

This license is granted subject to the following conditions, namely :-

- 1) The design and specification of the development works to be provided in the colony shall include:
- 2) Metalling of roads and paving of footpaths as per the Punjab Public Works Department specifications :
- 3) turfing and plantation of trees; and
- 4) street lighting.
- 5) The licensee shall enter into an agreement with the competent authority in Form APR IV within a period of thirty days of the grant of the license;
- 6) The promoter shall deposit with the Competent Authority service charges under section 32 of the Punjab Apartment and Property Regulation Act, 1995;
- 7) The licensee shall not contravene the provision of any other law for the time being in force in the area where the Residential colony is being developed.
- 8) The promoter shall maintain a separate account in any Schedule Bank of sums taken by him from persons intending to take or who have taken apartments or plots, as advance, towards the sale price or for any other purpose or deposit and shall disburse the money for meeting the cost of development works, and shall on demand, in writing, by the Competent Authority make full and true disclosure of all transactions in respect of that account;
- 9) The licensee is valid for a period of three years commencing from 29/08/2012 and ending with 28/08/2015 and license shall complete the development works within the period;
- 10) The licensee shall comply with the provisions of the Punjab Apartment and Property Regulation Act, 1995 and the rules made there under.


11) The promoter shall carry out and complete the development of the land in accordance with the provisions of the Urban Land(Ceiling and Regulation)Act, 1976 (Central Act, 33 to 1976) and other laws for the time being in force.

Note:-

Other terms & conditions of this license are attached.

(Sheet No. 6) (Clause No. 1 to 42)

Dated :
Place: Amritsar


Signature of
Competent Authority

Sr. No.	Date of renewal	Date upto which renewed	Signature of Competent authority
1.			
2.			
3.			
4.			
5.			

OTHER TERMS & CONDITIONS OF LICENCE:- (License No.LDC-ADA/2012/17 dated 29/08/2012)

- 1) The Plinth and Road formation level will be got approved from the S.E.(Civil), ADA, Amritsar/Jalandhar before the start of work. Promoter will supply the level sheet of the site cross section of roads.
- 2) Electrification will be carried as per the design and specification approved by the PSPCL, Patiala under their strict supervision.
- 3) The Electric plan/load will be got approved from PSPCL before execution of work as per their specifications/norms. Energy saving fittings should be used in street lighting.
- 4) All the work will be carried out strictly as per PWD/ADA/MORHT Specifications as per prevailing provisions. The roads/buildings will conform to the latest guidelines of National Building code and Indian Road Congress.
- 5) Whenever the estate services like water supply, storm sewer and sewerage system is laid in the periphery by MC, the promoter of the colony will integrate the same with these services at his own expenses.
- 6) All the materials to be used will conform to latest BIS/ISI standards.
- 7) The rain harvesting structure for the disposal of storm water will be provided as per design approved by CGWB before the execution of work.
- 8) Promoter will be responsible i) to provide good quality work and workmanship as per norms/specifications, ii) storm water & sewerage disposal upto out fall, iii) Plinth of buildings & road crown levels w.r.t. H.F.L. & other hydraulic conditions, iv) to comply with observations if any raised by XEN PWD (B&R) and drainage and to provide potable drinking water.
- 9) Promoter has to get the scheme approved from the Superintending Engineer ADA Jalandhar for disposal of treated water available from the Sewerage Treatment Plant before start of work.
- 10) The specification to be adopted at site for the construction of roads should be as per circulated by the Superintending Engineer ADA Jalandhar and as per requirement of MORHT.
- 11) The layout plan and the estimates are the part of agreement/license.
- 12) Promoter will ensure the minimum distance from the nearby Industry if any, as prescribed by PPCB Promoter will also comply with the conditions as prescribed in notification No.3/6/07/STE(4)/2274 dated 25-07-08 of PPCB.

- 13) As per the orders of Punjab & Haryana High Court in CWP No. 18632 of 2005, Promoter will provide minimum buffer of 15 meters green belt of broadleaf trees towards the air polluting industries, boundary of which are located within 100 meters from the boundary or such air polluting industries.
- 14) Promoter will obtain Confirmed/final NOC from the PSPCL within 90 days from the issue of license, failing which penal action shall be initiated against the promoter under the relevant provisions of PAPRA Act, 1995 and rules made there under or before the start of work at site.
- 15) The license will be governed by the provisions of the water (Prevention & control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981, and rules made there under.
- 16) Total amount of EDC as per section 5(6) of the Punjab Apartment and Property Regulation Act 1995 is worked out Rs. 4,07,05,500/- (Rs. Four crore, Seven lac, Five thousand and five hundred only) 1st Installment being 15% of the total due amount i.e. Rs 61,05,825/- (Rs. Sixty one lac, five thousand, eight hundred and twenty five only) has been deposited by the Promoter in favour of Chief Administrator, Amritsar Development Authority, Amritsar. The rest of the EDC amount Rs. 3,45,99,675/- (Rs. Three crore, forty five lac, ninety nine thousand six hundred and seventy five only) shall be recovered in ten equal half yearly installments with 10% interest, payable half yearly along with installment on the balance amount. 3% penal interest (Compounded) will be charged on the defaulted amount. The detail of EDC installments is as under:-

No of Installments	Due date	Amount of Installment	Interest	Total
1 st	29/02/2013	34,59,968/-	17,30,000/-	51,59,968/-
2nd	29/08/2013	34,59,968/-	15,57,000/-	50,16,968/-
3rd	29/02/2014	34,59,968/-	13,84,000/-	48,43,968/-
4th	29/08/2014	34,59,968/-	12,11,000/-	46,70,968/-
5th	29/02/2015	34,59,968/-	10,38,000/-	44,97,968/-
6th	29/08/2015	34,59,968/-	8,65,000/-	43,24,968/-
7th	29/02/2016	34,59,968/-	6,92,000/-	41,51,968/-
8 th	29/08/2016	34,59,968/-	5,19,000/-	39,78,968/-
9 th	29/02/2017	34,59,968/-	3,46,000/-	38,05,968/-
10 th	29/08/2017	34,59,968/-	1,73,000/-	36,32,968/-

Note : If Promoter opts to deposit the EDC in lump sum, then 5% concession/rebate shall be given on the balance 85% EDC amount.

- 17) Total amount of L.F. as per section 5 of the Punjab Apartment and property Regulation Act 1995 is worked out as Rs. 63,77,800/- (Rs. Sixty three lac, seventy seven thousand eight hundred only). 1st installment being 25% of the total due amount i.e. Rs 15,94,450/- (Rs Fifteen lac ninty four thousand, four hundred and fifty only) has been deposited by the Promoter and remaining License fee i.e Rs. 47,83,350/- (Rs. Forty seven lac, eighty three thousand, three hundred and fifty only) will be deposited by the Promoter in three half yearly installment with the 10% interest, payable half yearly along with installment on the balance amount. 3% penal interest (compounded) will be charged on the default amount the detail of L.F installment is as under

No of Installment s	Due date	Amount of Installment	Interest	Total
1st	29/02/2013	15,94,517/-	2,39,175/-	18,33,692/-
2nd	29/08/2013	15,94,517/-	1,59,450/-	17,53,967/-
3rd	29/02/2014	15,94,517/-	79,725/-	16,74,241/-

- 18) Total cost of development works is Rs. 565.85 lac. On the basis of standard estimates approved by the superintending Engineer, JDA, Jalandhar vide his letter no. JDA-SE/JAL/2012/1586 dated 19-06-2012. 4747.006 sq.yards land equivalent the cost of Bank Guarantee has been hypothecated by the promoter in favor of Competent Authority, ADA, Amritsar.
- 19) Promoter shall transfer free of cost the non-saleable open space like roads, parks, schools, community centre etc. in favour of Govt. through ADA in case the project is situated outside the limits of M.C. and in favour of the appropriate Municipal body, in case the project is situated within such limits. This shall be done before the expiry of license or issue of the Completion certificate, whichever is earlier. Such transfers shall be free from stamp duty. However, onus of maintaining the open spaces including parks and roads for a period of five years from the issue of completion certificate shall continue to remain with the promoter even after the transfer of non-saleable open spaces like roads, parks etc.
- 20) Building plans of Residential plots will be approved by the concerned E.O., A.D.A. Amritsar as per bye-laws applicable i.e. PUDA bye-laws for colonies located outside M.C. limits & M.C. bye-laws for colonies located within M.C.'s limits.

- 21) Promoter will be bound to submit Bank Guarantee/Additional Bank Gurantee as & when demanded by ADA within stipulated period as per undetaking given by him.
- 22) Promoter will bound to pay the difference of License fee, EDC & other charges with interest as per decision to be taken by the Govt. at any stage in your case.
- 23) Promoter will take a written permission/NOC from PPCB, PSPC, M.C. Concerned , Forest & Drainage Deptt., before start of work at site, as per notification issued by the Punjab Govt. Housing & Urban Development Deptt. Vide No. 2/3/92/5HG2/3189 dated 06-05-2008.
- 24) Promoter will abide by the conditions of the NOC issued/to be issued from the PPCB, PSPC, Forest & MC, concerned Drainage Department in toto and violation of any conditions of the issued NOC will attract the penal action under the relevant provisions of PAPRA Act, 1995 and other relevant laws.
- 25) Promoter will ensure to provide the 54.996% saleable and 45.004% non saleable area. Out of open area 10% area will be used for plantation of trees as per approved layout plan signed by STP, Amritsar.
- 26) Promoter will make his own arrangements of independent water supply and install sewerage treatment plant and also ensure smooth supply of electricity and other requisite services of the project at their own cost and such costs are included in their estimates and also ensure that no earth excavation will be allowed from the plot for construction of roads.
- 27) After receiving final payment of the plot within 90 days, you will get registered a conveyance deed in favor of allottee.
- 28) Promoter will not construct any building under High Tension Electric lines.
- 29) Promoter will connect the storm water drainage & sewerage of his residential colony Blue Valley Amritsar with the storm water drainage and sewer of -M.C. Amritsar at his cost as and when these services are laid by M.C., Amritsar and also provide water supply and sewerage services to the project at his expenses till it is integrated with the services of MC/ADA.
- 30) Promoter will not make any development activity on forest land before getting permission from Govt. of India under Forest Conservation Act, 1980.
- 31) Promoter will not make any construction/development activities below H.T. lines passing through his project unless these lines are shifted/adjusted at his own cost.

- 32) You shall remain exclusively responsible for complying with the provisions of any other law for time being in force and in case of any breach of violation thereof, you (the applicant) shall exclusively be liable to face the penal action. The provisions of the Punjab Apartment & Property Regulations Act 1995 and rules made there under and Govt. Notification/instructions issued from time to time shall remain applicable in total.
- 33) High-rise buildings may be allowed as per approved plan subject to clearance from Air Force Authorities, Air Safety Regulations. Traffic circulation & fire safety norms as per Municipal Corporation Building by laws. However structure safety and fire safety requirements as per National Building code shall be compulsory. You shall submit the structure safety certificate also before the grant of license.
- 34) Promoter will provide a school site in their proposed project of acre of land according to the necessity prevalent at that time
- 35) Promoter will comply with the conditions of estimates approved /to be approved.
- 36) Provision of ground water recharging has been taken provisionally in the estimate. However, the promoter should submit the comprehensive proposal along with necessary drawings of recharging structures before start of work.
- 37) Promoter is responsible to make the disposal of solid waste as per guidelines of Pb. Pollution Control Board . He should get the prior approval from Competent Authority for the disposal of garbage before start of work. In case the disposal is made on its own the proposal should be got approved from ADA before start of work.
- 38) Promoter should got prior approval of the detailed comprehensive proposal for the disposal of treated sewerage water from ADA before taking work in hand as no detailed proposal is given by the promoter as required under PAPRA Rules 1995 and also get the N.O.C. from P.P.C.B. in this regard.
- 39) Promoter will comply with the conditions of change of land use issued vide no. 829 -STP(A) CLU-1 dated 08-09-2011
- 40) The Revenue Rasta and Government Khals passing through the colony should be maintained as Revenue Rasta and Khals by the promoter.

- 41) In case any difference is noted in the charges calculated at any stage or revision of rates of EDC or any other fees by Govt. at a later stage the same shall be paid by you within 30 days of the issue of revised notice.
- 42) If any kind of terms & condition is lapsed/misprinted, Promoter will be bound to fulfill the such conditions as and when is informed.

Competent Authority-cum-
Chief Administrator
Amritsar Development Authority
Amritsar.