

ਦਫਤਰ ਸਮਰੱਥ ਅਧਿਕਾਰੀ-ਕਮ-ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ, ਸਥਾਨਕ ਸਰਕਾਰ, ਪਟਿਆਲਾ ।

ਸੇਵਾ ਵਿਖੇ

M/S JTPL TOWNSHIPS PVT. LTD.
F-82, District Center, Shivaji Place,
Rajouri Garden, New Delhi 110027.
(M/S JTPL Townships Pvt. LTD Sector 115, S A S Nagar Mohali)

ਪੱਤਰ ਨੰ: ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2013/ 8269
ਮਿਤੀ: 17/6/13

ਵਿਸ਼ਾ:-

Issue of License for settinh up a residential/commercial/industrial colony
at Vill. Sante Majra (Hadbast No. 186) & Khuni Majra (Hadbast No. 187) with
in Municipal Limits of Municipal Council, Kharar at Kharar Distt. S.A..S.Nagar
for area measuring 09.97 Acre. in the name and style of JTPL TOWNSHIP

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਨੂੰ ਵਿਸ਼ੇ ਅਧੀਨ ਕਲੋਨੀ ਸਥਾਪਤ ਕਰਨ ਲਈ
ਲਾਇਸੰਸ ਨੰਬਰ ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2013/ ਮਿਤੀ 17-6-13 ਨਿਰਧਾਰਤ
ਸ਼ਰਤਾਂ ਸਹਿਤ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ।
ਨੱਥੀ ਉਕਤ ਅਨੁਸਾਰ

ਸਮਰੱਥ ਅਧਿਕਾਰੀ-ਕਮ-
ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ ਡਾਇਰੈਕਟਰ
ਸਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ,
ਪਟਿਆਲਾ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2013/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੋਸਲ, ਖਰੜ ਨੂੰ ਲਾਇਸੰਸ ਦੀ
ਫੋਟੋ ਕਾਪੀ ਅਤੇ ਅਪਰੂਵਲ ਸੈਕਸ਼ਨ ਪਲੈਨ ਨੰ: DRG. NO. AN/JTPL/R-11 ਦੀ ਫੋਟੋ ਕਾਪੀ ਭੇਜਕੇ
ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਇਸ ਕਲੋਨੀ ਸਬੰਧੀ ਲਾਇਸੰਸ ਵਿੱਚ ਜਾਰੀ ਸ਼ਰਤਾਂ ਅਨੁਸਾਰ ਅਤੇ ਸਰਕਾਰ
ਵਲੋਂ ਸਮੇਂ ਸਮੇਂ ਤੇ ਜਾਰੀ ਹਦਾਇਤਾਂ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ।

ਸਮਰੱਥ ਅਧਿਕਾਰੀ-ਕਮ-
ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ ਡਾਇਰੈਕਟਰ
ਸਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ,
ਪਟਿਆਲਾ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ: ਐਲਡੀਸੀ/ਸੀਏ-3ਡੀਡੀਐਲਜੀ/ਪੀਟੀਏ-2013/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੇਤ ਲਾਇਸੰਸ ਦੀ ਫੋਟੋ ਕਾਪੀ ਅਤੇ ਅਪਰੂਵਲ ਸੈਕਸ਼ਨ ਪਲੈਨ
ਨੰ: DRG. NO. AN/JTPL/R-11 ਦੀ ਫੋਟੋ ਕਾਪੀ ਹੇਠ ਲਿਖਿਆ ਨੂੰ (ਰੂਲਜ਼/ਰੈਗੂਲੇਸ਼ਨਜ਼ ਅਤੇ
ਗਾਇਡਲਾਇਨਜ਼ ਅਨੁਸਾਰ ਐਨ.ਓ.ਸੀ. ਲਈ) ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ :-

1. Chief Town Planner, Local Govt. Punjab, Chandigarh
2. Chief Engineer (Commercial), P.S.P.C.L., Patiala.
3. Member Secretary, Punjab Pollution Control Board (Vatavaran Bhawan).
Nabha Road, Patiala.
4. Chief Engineer (Irrigation/Drainage), Punjab, Chandigarh.
5. Deputy Commissioner, S.A.S. Nagar (Mohali)

ਸਮਰੱਥ ਅਧਿਕਾਰੀ-ਕਮ-
ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ ਡਾਇਰੈਕਟਰ
ਸਹਿਰੀ ਸਥਾਨਕ ਸੰਸਥਾਵਾਂ,
ਪਟਿਆਲਾ ।

FORM APR V

(SEE Rule 13)

O/O Competent Authority (Under PAPR Act, 1995) -cum-Deputy Director, Local
Government, Patiala

Licence No. LDC/CA-3DDL/PTA-2013/ 66

Dated 12/6/13

LICENCE TO DEVELOP A COLONY

This licence is granted under the Punjab Apartment & Property Regulation Act, 1995 to M/S JTPL TOWNSHIPS PVT. LTD. F-82, District Center, Shivaji Place, Rajouri Garden, New Delhi (M/S JTPL Townships Pvt. LTD Sector 115 , S A S Nagar Mohali) for developing land as residential / commercial colony JTPL Township Pvt. Limited at Sector-115 Distt S.A.S Nagar (Area 9.97 Acres)(DRG. NO. AN/JTPL/R-11)

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

- 1) The design & specifications of the development works to be provided in the colony shall include:
 - a. Metalling of roads & paving of footpaths as per Public Works Department Specifications;
 - b. Turfing & plantation of trees:&
 - c. Street lighting
- 2) The Licence shall enter into an agreement with the competent Authority in Form APR IV with in a period of thirty days of the grant of licence.
- 3) The promoter shall deposit with the Competent Authority service charges under section 32 of the Punjab apartment & Property Regulation Act, 1995
- 4) In the layout plan of the colony, the land reserved for roads, open spaces, school, public & Community building & other common uses shall not be less than 45.14% of the gross area of the land under the colony.
- 5) The licensee shall not contravene the provisions of any other law for the time being in force in the area where colony is being developed:
- 6) The promoter shall maintain a separate account in scheduled bank of sums taken by him from persons intending to take or who have taken by apartments or (plots, as advance, towards the sale price or for any other purpose or deposit & shall disburse the money for meeting the cost development works & shall on demand, in writing, by the competent authority, make full & true disclosure of all transactions in respect of that account;
- 7) The license is valid for a period of three years commencing from 12.6.13 & ending with 12.6.16 & license shall complete the development works within the period.
- 8) The licensee shall comply with the provisions of the Punjab Apartment & Property Regulation Act, 1995 & the rules made there under.
- 9) The promoter shall carry out & complete the development of the land in accordance with the provisions of the Urban Land (ceiling & Regulation) Act, 1976 (central Act 33 for 1976) & other laws for the time being in force.

OTHER TERMS & CONDITIONS OF LICENCE :-

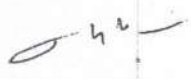
- 1) The Road level will be got approved from the MC Kharar, before the start of the work.
 - 2) Promoter has to get the scheme approved from MC Kharar for the disposal of treated water available from the Sewage Treatment Plant before the start of work.
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- 3). The specification to be adopted at site for the construction of road should be as circulated by the M.C. Kharar or as per the requirement of MOST.
- 4). Promoter will submit detailed project report including all engineering services before the start of work to M.C. Kharar.
- 5). Plinth level will be kept min. 0.45 mtrs above the road formation level
- 6). Electrification will be carried out as per the design and specification approved by the Punjab state power corporation under their strict supervision.
- 7). The electrical plan / load will be got approved from PSPCL before execution of work as per the specification/ Norms.
- 8). Promoter will obtain confirmed /final NOC from 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.
- 9). All the developments work will be carried out strictly as per MC bylaws/ MOST specifications.
- 10). Whenever the estate services like water supply, storm and sewerage system is laid in periphery by MC, the promoter of colony will integrate the same with these services at his own expenses.
- 11). All the material used will conform to BIS and shall be specified ISI code with latest amendments.
- 12). The rain harvesting structure for disposal of storm water will be provided as per design approved by the CGWB before execution of work.
- 13). Promoter will be responsible (i) to provide good quality work as per norms / specifications (ii) storm water and sewerage disposal till out fall (iii) Plinth of building and road crown levels with respect to HFL and other hydrological conditions. (iv) To comply with observations if any raised by executive engineer PWD, B& R and drainage to provide portable drinking water.
- 14). The layout plan and estimates are the part of agreement / license
- 15). The promoter will obtain NOC from PPCB before the expiry of six months and there after from time to time along with environmental clearance from the Govt. of India as per notification dated 07 July 2004 within 06 months positively, failing which penal action against the promoter shall be initiated as per the provisions of PAPRA ACT and under other relevant laws.
- 16). The license will be governed by the provisions of the water (prevention and control of pollution) ACT 1974 and the AIR (prevention and control of pollution) ACT 1981 and rules made there under.
- 17). The demarcation of layout plan will be done within two months from the date of issue of license and reconcile discrepancies if any before getting Architectural controlled approved integrated zoning plan of commercial area, residential and other buildings shall be got approved MC Kharar within three months of issue of license.
- 18). The promoter shall transfer free of cost the non- saleable open space like roads, parks etc. (Not schools, community center) in favour of MC. This shall be done before the expiry of license or issue of completion certificate whichever is earlier. Such transfer shall be free from stamp duty, however in case of maintaining open spaces including parks and roads for a period of 5 years from the issue of completion certificate shall

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continue to remain with the promoter even after the transfer of NON saleable open spaces road , park etc.

- 19). Building plans will be approved by the MC as per by laws applicable i.e MC bye Laws for colonies within the M.C.Limits.
- 20). Promoter will deposit the EDC as per the provision of PAPRA Act 1995 & rules made their under in strict compliance direction of the competent Authority communicated from time to time.
- 21). Promoter will abide by the condition of the NOC to be issued from the capital (PPCB, PSEB, Forest and Drainage Department) and violation of any condition of the issued NOC will attract Penal action under the relevant provision of the PAPR Act 1995 and other relevant Laws.
- 22). Promoter will ensure to provide the saleable area of 39.376 Acre and non saleable Area 40Acre and out of open area 10% area will be used for plantation of trees as per the approved layout plan.
- 22a) Promoter will acquire 15% of the title of the land within six months of the issued of the licenses further 25% within 6 months, another 25% within another 6 months and final 25% within the next following six months and no sale shall be affected unless the title of the land is acquired by the promoter.
- 24) Promoter will construct or get constructed at his own cost school, hospital, community center and other community building on the land set PAPRA Act for this purpose or transfer such land to the state government at any time free of cost of development of land as may be decided by the state government in which case the state government be at liberty to transfer such land to any local authority or any person or institution such terms and condition as it may deem fit.
- 25) Promoter will make his own arrangement of independent water supply and install STP Tank and also ensure the smooth supply of electricity and other requisite service of the colony at their own cost and such cost or included in their estimate and also ensure that no earth excavation will be allowed from the plot for the construction or roads.
- 26) After receiving final payment of the plot, promoter will get registered a conveyanced deed in favour of allottee within 90 days.
- 27) Promoter if required will connect the storm, drainage, water and sewerage of his residential colonies with the storm water drainage and sewerage of MC at his own cost as an when these services are laid by MC and also provide water supply and sewage services to the colony at his own expenses till it is integrated with service of MC .
- 28). Promoter will not make any development activity on forest land before getting permission from Government of India under Forest conservation Act 1980
- 29). Promoter will not make any construction / development activity below HT Lines passing through this colony under these lines are shifted / adjusted at his own cost.
- 30). Promoter will not use the excess before granting permission from executing engineer/ MORTH NEW DELHI for access to road and will have no claim / objection on DDLG Punjab.
- 31). In any lateral stage if promoter requires any services DDLG Punjab he shall obtained NOC from Competent Authority.



- 32). Promoter will comply with the conditions of NOC to be issued by XEN (drainage)
- 33). Promoter will comply with the conditions of change of land use issued vide no. 6405-CTP PB/SP-432(R)DT.3-12-2007,4935-CTP(PB)/SP-432(M)DT.24-06-2009 & 367-CTP(PB)/SP-432(M)DT.27-1-2012.
- 34). Promotor will comply with the condition of layout plan approval granted by (Local GovtDept by the CTP Punjab) vide letter no. DTP(LG-13/604DT.04-06-2013.
- 35). The revenue Rasta and Government khal passing through the colony should be maintained as revenue rasta and Khal by the promoters
- 36). Promoter will strictly follow & comply with all the conditions imposed by different department in their respective NOCs issued or to be issued.
- 37). MC Kharar shall ensure proper execution of development works as per approved plans.It will also ensure that development of colony is started only after promoter has got clearances from different department agencies. Promoter shall therefore inform MC kharar that all the condition laid down in the licence are fulfilled.
- 38). In case any difference is noted in charge 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 the licensee within 30 days of the issue of revised notice
- 39). The promoter will not permitted to use ground water for the purpose of construction as per the guide line issued by the Hon'ble High Court.
- 40). You shall be bound to complete all the development works at your own cost as per the service plan even if it exceed from the cost of the proposed estimate.
- 41). You shall be responsible if any ambiguity or dispute found in the revenue record & any thing concealed in this regard or rules regarding PAPRA Act towards the revenue concern.

Dated -
Place Patiala


Competent Authority
-cum-Deputy Director,Local Govt,
Patiala

S.No	Date of Renewal	Date upto which renewed	Signature of Competent Authority

Dated:
Place: Patiala

Competent Authority
-cum-Deputy Director,Local Govt,
Patiala