

## FINAL LETTER OF APPROVAL TO DEVELOP A COLONY

Approval No.: H&UD/Competent Authority  
1365 (STP- Patiala)/ 182(D) Dt. 07-06-05

This approval is granted (under provision of Punjab Govt. Notification No. 2/3/92-5HG 2/454 dt. 18-01-2005 issued under Punjab Apartment and Property Regulation; Act 1995) to Abhishek Colonizers Pvt. Ltd. having its head quarters at I-S, Sant Nagar, Patiala. for developing land as colony namely Deep Jyoti at Village Kalwa/ Tehsil Enclave Phase-I Kasiana, & District Patiala. measuring an area of 9.97 Acres as per layout plan bearing drawing No. WCA/AC/DJ P-2 Dt. 21.05.2005

This approval is being granted subject to the following conditions, namely:

1. The design and specification of the development works to be provided in the colony shall include:
  - a). Metalling of roads and paving of foot-paths laying of water and sewerage lines, construction of Over Head Reservoir (O.H.R) & Sewerage Treatment Plant as per Public Works Department specifications and estimates approved by competent authority.
  - b). Turfing and plantation of trees; and
  - c). Street lighting.
2. In the layout plan of the colony, the land reserved for roads, open spaces, schools, public and community buildings and other common uses shall not be less than 40.15 percent of the gross area of the land under the colony.
3. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the colony is being developed.
4. The approval/permission is valid for a period of three years commencing from ...7.06.2005.....and ending with ...6.06.2008 and licensee shall complete the development works within this period.



5. The promoter shall comply with the provisions of the Punjab Govt. Notification No 2/3/92-5HG 2/454 dt. 18-01-2005 and the Rules made by Govt.
6. 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 of 1976) and other laws for the time being in force.
7. The road formation level will be in conformity with surrounding area and this level will be got approved from competent authority.
8. Plinth level will be kept minimum 0.45mtr. Above the road formation level.
9. The electrification works will be carried out as per design and specification of P.S.E.B. and as approved by the competent authority.
10. Promoter will not undertake any sort of development activities on Forest land if it forms a part of the colony, unless N.O.C. is obtained from Forest Department.
11. Whenever the storm water drainage system is to be laid in the periphery, the promoter will provide the same at his own cost.
12. All the materials to be used will conform to IS and shall be specified ISI code with latest amendments.
13. N.O.C. will be obtained from the owners of the land where disposal of sewerage treated water is to be made.
14. Zoning plan shall be submitted to Competent Authority within two months of issue of this approval.
15. Promoter will acquire 25% of the title of the land within six months of the issue of approval, further 25% within next six months, another 25% within another six months and final 25% within next following six months and no sale shall be effected, unless title of the land is acquired by the promoter.





16. Promoter will transfer free of cost the non-saleable open space like roads, parks etc. in favour of Govt. or in favour of M.C. concerned before the expiry of approval or issue of the Completion Certificate, whichever is earlier, such transfer 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.
17. The promoter shall construct or get constructed at his own cost schools, hospitals, community centers, and other community buildings on the land set apart for this purpose or transfer such land to the State Government either free of cost or upon payment of actual cost of developed land, as directed by the State Govt. which shall be at liberty to transfer such land to any local authority or any person or institution on such terms and conditions as it deem fit.
18. Demarcation of layout plan will be done within three months of the issue of approval and reconcile discrepancy, if any. Before getting architectural control approved, integrated zoning plans of commercial area, residential and other buildings shall be got approved from the Competent Authority within two months of the issued of the approval.
19. Building plans shall be approved by the concerned authority as per by-laws applicable i.e. PUDA building by-laws for the time being in force.
20. Promoter must ensure that adequate distance between buildings and H.T. lines be maintained as per Punjab Electricity Rules, 1952.
21. This approval shall be subject to compliance of provision of all prevailing laws for the time being in force till they contradict the provisions of Govt. Notification referred above or Rules made there under or under PAPRA Act 1995.
22. The promoter shall be responsible for all statutory clearances including environmental clearances, if any, required from the Central



Government or any of the agencies of the Central Government or from any other Department of the State Government or any of its agencies and this approval in itself shall not be construed as any approval beyond the provisions of the Punjab Apartment and Property Regulation Act, 1995 (PAPRA) and the rules;

23. The promoter shall remain exclusively responsible for complying with the provisions of any other law for time being in force and in case of any breach or violation thereof, promoter shall exclusively be liable to face the penal action;
24. The promoter shall be responsible to pay if any amount becomes due at anytime under any law for the time being in force.
25. That the promoter shall have no objection or will not obstruct the integration of road network or utilities with the surrounding development or for realization of proposals made in master plan/sector zoning plan by municipal authorities or any other development agency authorized to do so under any law or by the Govt.
26. The promoter shall undertake and complete internal development works under supervision of a qualified and experienced Engineer. He shall submit certificate from supervising engineer after the completion of all development works to the satisfaction of competent authority before issue of completion certificate.
27. The promoter shall be bound to facilitate the inspection of development works by the competent authority or his nominee at any time with or without notice. The promoter shall time to time submit written progress report about the execution of development works to the competent authority from time to time.
28. The promoter shall cover 10% of the open area under tree plantation and ensure appropriate landscaping congenial for livable neighbourhood.





29. The promoter shall not do any act within the limits of said colony which may hinder the flow of natural drainage.
30. The promoter shall pay the E.D.C. in half-yearly instalments as per appended schedule. By way of demand draft drawn in favour of Chief Administrator PUDA payable at Chandigarh or S.A.S. Nagar through Competent Authority. In case of default, the approval granted under above mention notification shall be liable to be cancelled and the colony shall be declared to be an unauthorised and other penal action may also be initiated.
31. This approval shall be subject to compliance of provisions of all prevailing laws enforced in the time being, till contrarily, the provisions of FARR Act 1995 and Rules made there under.
32. The promoter shall also be bound to comply with the conditions mentioned in the undertaking submitted by the promoter and the instructions issued by competent authority or Govt. from time to time.
33. In case of violation of any term or condition of approval, the competent authority can withdraw the approval without any prejudice.
34. One complete set of certificate documents of this approved colony, herewith, returned to the promoter for his record & compliance.

Date:  
Place: Patiala

D.A. As above



Encls No. .... STP (P)

Dated .....

Copy is forwarded to Chief Administrator, P.W.D., District  
Phase-5, P.A.S. Nagar (Mohali) for information and necessary  
necessary action alongwith.

1. Draft No. 729506 dated 1.6.05 issued by the Oriental Bank  
of Commerce for Rs. 24170 (Rs. Twenty four thousand, one hundred &  
seventy only) payable at Chandigarh submitted by Promoter Under  
section section 32 of PAPRA-1995 is attached.
2. Draft No. 729507 dated 1.6.05 issued by Orietal Bank of  
Commerce for Rs. 5,82,000/- (Rs. Five lac, Eighty-two thousand  
only) submitted by Promoter as 1st instalment of E.O.C.  
is attached.

Copy is forwarded to C.T.P., Punjab, Chandigarh for information.

Copy is forwarded to Additional Chief Engineer, P.W.D., Chandigarh  
for information and necessary action. It is also requested that  
performance information on schedule program be submitted  
monthly.

Copy is forwarded to

1. Deputy Commissioner, Patiala

2. District Town Planning Officer, Patiala

Dr. G.S.  
Patiala

-Sd-  
District Town Planning Officer,  
Chandigarh, P.W.D.



Schedule for the deposit of External Development Charges  
as per section 5(6) of Punjab Apartment and Property Regulation  
Act-1995 (Deep Jyoti Enclave-Phase-I) Residential Colony at  
village Kalwa/Kasyana Distt. Patiala.

	Amount <u>payable.</u>	Payable <u>date.</u>
1. Total amount to be deposited @ Rs.3.50 Lac/Acre for 9.97 acres.	34.895 lacs.	-
2. Amount of 1st instalment to be paid before obtaining final approval of colony.	5.82 lac.	7.6.05.
3. Amount of 2nd instalment.	5.815 lac.	6.12.05
4. Amount of 3rd instalment.	5.815 lac.	6.6.06
5. Amount of 4th instalment.	5.815 lac.	6.12.06
6. Amount of 5th instalment.	5.815 lac.	6.6.07
7. Amount of 6th instalment.	5.815 lac.	6.12.07

