

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

License No.LDC/CA-3DDL/PTA-2020/ 17

Dated 22/10/2020

LICENCE TO DEVELOP A PROJECT/COLONY

This licence is granted under the Punjab Apartment & Property Regulation Act, 1995 to M/s East Avenue Infracon Pvt. Ltd., Showroom No. 1-2, Nirwana Greens-2, Nirwana Square, NH-21 Chandigarh-Ropar Road, Kharar, Greater Mohali (Punjab) Project at Village Khanpur, Tehsil Kharar, Distt. S.A.S.Nagar (PB) (H.B. No. 183) for developing land as Residential (Group Housing) project in the name and style of Project Nirwana Heights at Village Khanpur, Kharar (Area 6.6736 Acres) (DRG. NO. 1 Dated Nil, Layout Plan)

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

- 1) The design & specifications of the development works to be provided in the Residential (Group Housing) project shall include:
 - a. Metalling of roads & paving of footpaths as per Public Works Department Specifications:
 - b. Turfing & plantation of trees
 - c. Street lighting
 - d. STP
 - e. Rain Harvesting System
 - f. Lifts
 - g. Drinking water (Water Works)
 - h. Generator and Transformer
 - i. Fire fighting equipments and fire safety arrangements
- 2) The License 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 project/colony, the land reserved for roads, open spaces, public & Community building & other common uses shall not be less than as per Layout Plan of the gross area of the land under the project/colony.
- 5) The licensee shall not contravene the provisions of any other law for the time being in force in the area where colony/project 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 the 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 granted under sub section (3), shall be valid for a period of five years and on such terms and conditions, as may be specified by the Competent Authority. This license is valid for a period of Five years commencing from 22/10/2020 & ending with 21/10/2025 and the licensee shall complete the development works within that 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 Municipal Council, Kharar, before the start of the work.
- 2). Promoter has to get the scheme approved from Municipal Council, Kharar for the disposal of treated water available from the Sewage Treatment Plant before the start of work.
- 3). The specification to be adopted at site for the construction of road should be as circulated by the Municipal Council, 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 Municipal Council, 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 Municipal Council bylaws/MOST specifications.
- 10). Whenever the estate services like water supply, storm and sewerage system is laid in periphery by Municipal Council, the promoter of colony/project 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 their 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 Municipal Council, 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.(except schools, community center)in favour of Municipal Council. 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 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 Municipal Council as per by laws applicable i.e Municipal Council bye Laws for colonies within the Municipal Council 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 and non saleable Area and out of open area will be used for plantation of trees as per the approved layout plan.
- 23). Promoter shall have the title of his land minimum 25% of the project and will acquire 25% of the title of the land within six months of the issuance of the license, another 25% within the next following 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 residential (Group Hosing) project 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 conveyance deed in favour of allottee within 90 days.
- 27). Promoter if required will connect the storm, drainage, water and sewerage of his residential (Group Hosing) colonies with the storm water drainage and sewerage of Municipal Council at his own cost as an when these services are laid by Municipal Council and also provide water supply and sewage services to the project/colony at his own expenses till it is integrated with service of Municipal Council.
- 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 project/colony under these lines are shifted / adjusted at his own cost.
- 30). Promoter will not use the excess before granting permission from executing engineer/ M.O.R.T + H NEW DELHI for access to road and will have no claim / objection on Competent Authority and Municipal Council, Kharar. In any lateral stage, if promoter requires any services from Competent Authority and Municipal Council, Kharar, he shall obtained NOC from Competent Authority and Municipal Council, Kharar.
- 31). Promoter will comply with the conditions of change of land use issued by this office vide Memo no. CLU/DDLG/PTL/2019/3326 DT. 24/02/2020.
- 32). Promoter will comply with the condition of layout plan approval granted by Chief Town Planer Local Govt. Dept by the Punjab vide letter no. CTP(LG)-2020/2360 dt.01.09.2020 & CTP(LG)-2020/2826 DT. 01/10/2020.

- 33) The revenue Rasta and Government khal passing through the residential (Group Housing) Project/colony should be maintained as revenue rasta and Khal by the promoters.
- 34) Promoter will strictly follow & comply with all the conditions imposed by different department in their respective NOCs issued or to be issued.
- 35) Municipal Council, Kharar shall ensure proper execution of development works as per approved Plans. It will also ensure that development of residential (Group Housing) project/colony is started only after promoter has got clearances from different department agencies. Promoter shall therefore inform Municipal Council, Kharar that all the condition laid down in the licence are fulfilled.
- 36). 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
- 37). The promoter will not permitted to use ground water for the purpose of construction as per the guidelines issued by the Hon'ble High Court.
- 38) The Promoter shall be bound to complete all the development works at his/her own cost as per the service plan even if it exceed from the cost of the proposed estimate.
- 39) The Promoter 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.
- 40) ਇਸ ਦਫਤਰ ਵੱਲੋਂ ਜਾਰੀ ਕੀਤੇ ਗਏ ਐਲ.ਓ.ਆਈ. ਅਤੇ ਡਿਮਾਂਡ ਨੋਟਿਸ ਵਿਚ ਦਰਜ ਹਦਾਇਤਾਂ/ਸ਼ਰਤਾਂ ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇ।
- 41) ਪੈਪਰਾ ਐਕਟ ਅਤੇ ਰੈਰਾ (RERA) ਦੀਆਂ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਾਂ ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕਰੇਗੇ ਅਤੇ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਰੈਰਾ (RERA) ਵਿੱਚ ਰਜਿਸਟਰੇਸ਼ਨ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਧ ਹੋਵੇਗੇ।
- 42) ਪੈਪਰਾ ਐਕਟ ਦੇ ਰੂਲ 28 (1) ਅਧੀਨ ਫਾਰਮ APR XXI ਵਿੱਚ ਰਿਟਰਨ ਭਰ ਕੇ ਇਸ ਦਫਤਰ ਨੂੰ ਭੇਜਣ ਦੇ ਪਾਬੰਧ ਹੋਵੇਗੇ।
- 43) ਪਾਪਰਾ ਐਕਟ, ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਐਕਟ 1911 ਅਤੇ ਮਿਊਂਸਪਲ ਬਿਲਡਿੰਗ ਬਾਏਲਾਂਜ ਦੀ ਧਾਰਾਵਾਂ/ਨਿਯਮਾਂ ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ।
- 44) ਡਾਇਰੈਕਟਰ-ਸਪੈਸ਼ਲ ਸਕੱਤਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ, ਚੰਡੀਗੜ੍ਹ ਜੀ ਦੇ ਮੀਮੋ ਨੰ:ਸੀਟੀਪੀ(ਐਲਜੀ)-ਏਟੀਪੀ(ਜੀ)-2008-1010-1020 ਮਿਤੀ 05-09-2008 (ਕਾਪੀ ਨੱਥੀ ਹੈ) ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕਰਨੀ ਯਕੀਨੀ ਬਣਾਈ ਜਾਵੇ।
- 45) ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਂਸਲ, ਖਰੜ ਦੇ ਪੱਤਰ ਨੰ: 1404 ਮਿਤੀ 09-10-2020 ਅਨੁਸਾਰ ਸਬੰਧਤ ਪ੍ਰਮੋਟਰ/ਕਲੋਨੀਕਾਰ ਵੱਲੋਂ ਈ.ਡੀ.ਸੀ. ਚਾਰਜਿਜ ਵੱਜੋਂ 75,15,000/- ਰੁਪਏ ਅਤੇ ਬਤੌਰ ਯੂ.ਡੀ.ਸੀ. ਚਾਰਜਿਜ ਵੱਜੋਂ 3,75,750 ਰੁਪਏ ਪੰਜਾਬ ਨਿਵੇਸ਼ ਪ੍ਰੋਤਸਾਹਨ ਬਿਊਰੋ, ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਜਮ੍ਹਾਂ ਕਰਵਾਏ ਗਏ ਹਨ।
- 46) ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੌਂਸਲ, ਖਰੜ ਦੇ ਪੱਤਰ ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇ, ਜਿਸ ਰਾਹੀਂ ਲੇ ਆਊਟ ਪਲੈਨ/ਨਕਸ਼ੇ ਪਾਸ ਕੀਤਾ ਗਿਆ ਹੈ।
- 47) ਜੇਕਰ ਆਪ ਵੱਲੋਂ ਲੇ-ਆਊਟ ਪਲੈਨ ਦੀ ਉਲੰਘਣਾ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜਾਂ ਕੋਈ ਦਸਤਾਵੇਜ਼ ਗਲਤ ਦਿੱਤਾ ਗਿਆ ਹੈ, ਤਾਂ ਇਸ ਸੂਰਤ ਵਿੱਚ ਬਿਨਾਂ ਕੋਈ ਨੋਟਿਸ ਦਿੱਤੇ ਆਪ ਦੀ ਇਹ ਮੰਨਜ਼ੂਰੀ ਰੱਦ ਕਰਨ ਦੇ ਅਧਿਕਾਰ ਇਸ ਦਫਤਰ ਨੂੰ ਹੈ, ਆਪ ਕੋਈ ਮੁਆਵਜਾ ਵਸੂਲ ਨਹੀਂ ਕਰੇਗੇ, ਬਲਕਿ ਹਰਜੇ ਵ ਖਰਚੇ ਦੇ ਆਪ ਖੁਦ ਜ਼ਿੰਮੇਵਾਰ ਹੋਵੇਗੇ।

Dated:
Place: Patiala

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