

FORM APR V

(SEE Rule 13)

O/o Competent Authority (Under PAPR Act,1995) -cum- Additional Deputy

Commissioner (Urban Development), S.A.S.,NAGAR.

License No.LDC/CA-ADC(UD)/2022/33

Dated 23/12/2022

LICENCE TO DEVELOP A PROJECT/COLONY

This licence is granted under the Punjab Apartment & Property Regulation Act, 1995 to M/s Suman Divine Homes, First Floor SCO No.7, MS Enclave, Dhakauli, Zirakpur, Distt. S.A.S. Nagar (PB) (Site Village Ramgarh Bhudda, Zirakpur, Distt.S.A.S.Nagar) project at Village Ramgarh Bhudda, Zirakpur, Distt. S.A.S. Nagar (PB) (H.B. No. 42) for developing land as Residential Group Housing project in the name and style of Colony name " The Suman Marvelous " at Village Ramgarh Bhudda, Zirakpur (Total Area 09 Bigha 12 Biswa 11 Biswasimeasuring 1.9892 Acres) (DRG. NO.nil Dated nil, Layout Plan)

This licence is granted subject to fullfil 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. Drinking water (Water Works)
 - g. Generator and Transformer
 - h. Fire fighting equipments and fire safety arrangements
 - i. Lifts
- 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, the land reserved for roads, open spaces, parks 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.
- 5) The licensee shall not contravene the provisions of any other law for the time being in force in the area where 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 23/12/2022 & ending with 22/12/2027 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, Zirakpur, before the start of the work.
- 2) Promoter has to get the scheme approved from Municipal Council, Zirakpur 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, Zirakpur 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, Zirakpur.
- 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 & others 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 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, Zirakpur 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 project 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 PAPRA 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 Housing 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 flat/plot for the construction or roads.
- 26) After receiving final payment of the Flat/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 Housing project 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 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 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, Zirakpur. In any lateral stage, if promoter requires any services from Competent Authority and Municipal Council, Zirakpur, he shall obtained NOC from Competent Authority and Municipal Council, Zirakpur.
- 31) Promoter will comply with the conditions of change of land use issued by this office vide Memo no.S1/ CLU/ADC(UD)/S.A.S.Nagar/2022/196 DT. 21/01/2022.
- 32). Promoter will comply with the condition of layout plan approval granted by Executive Officer, Municipal Council Zirakpur.
- 33) The revenue Rasta and Government khal passing through the Residential Group Housing project 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, Zirakpur shall ensure proper execution of development works as per approved Plans. It will also ensure that development of Residential Group Housing project is started only after promoter has got clearances from different department agencies. Promoter shall therefore inform Municipal Council, Zirakpur 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 exceeds 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) The instructions/conditions mentioned in the LOI and Demand Notice issued by this Office should be strictly followed.
- 41) You will abide by the Terms and Conditions of the PAPRA Act and RERA and will be bound to register the project in RERA.
- 42) Under Rule 28 (1) of the PAPRA Act, you will be required to fill up a return in Form APR XXI and send it to this office
- 43) You will abide by the Terms and Conditions of the PAPRA Act, Punjab Municipal Act 1911 and Municipal building Bylaws.

- 44) Letter No. CTP (LG) ATP(G)-2008-1010-1020 Dated 05.09.2008 of the department of local Government, Punjab ,Chandigarh should be strictly followed
- 45) The letter/Notification No. DTP(LG)-2016/2361 dated 24/10/2016 of the department Local Government, Punjab should be strictly followed.
- 46) The instructions and conditions mentioned in the time to time letter issued by department of local Government, Punjab and Municipal Council, Zirakpur should be strictly followed.
- 47) In addition to this you will strictly follow the instruction issued by The Government from time to time. Ensure strict adherence to the provision of Punjab Municipal Act 1911 and Municipal Building Bylaws.
- 48) Ensure compliance with the provision of planting a tree as per provision of Building Bylaws and approval layout plan.
- 49) If you have violated the layout plan or any document has been provided incorrectly, then in this case the office has the right to revoke your approval without giving any notice, you will not charge any compensation, but you will be responsible for all costs.

Dated:

Place: S.A.S.Nagar


Competent Authority
-cum- Additional Deputy Commissioner
(Urban Development), S.A.S.,NAGAR


ਦਫਤਰ ਵਧੀਕ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ (ਸ਼ਹਿਰੀ ਵਿਕਾਸ) ਐਸ.ਏ.ਐਸ.ਨਗਰ ।
OFFICE OF ADDITIONAL DEPUTY COMMISSIONER
(URBAN DEVELOPMENT), S.A.S.,NAGAR.

Email Id:adc.ud.sas@gmail.com

From

The Competent Authority,
Under Punjab Apartment and Property Regulation Act, 1995
S.A.S.Nagar.

To


M/s Suman Divine Homes,
First Floor SCO No.7, MS Enclave, Dhakauli, Zirakpur,
Distt. S.A.S. Nagar (PB)
(Site Hadbast No. 42, Village Ramgarh Bhudda, Zirakpur, Distt.S.A.S.Nagar)

ਪੱਤਰ ਨੰ:ਐਲਡੀਸੀ/ਸੀਏ-ਏਡੀਸੀ(ਯੂ.ਡੀ.)/2022/ 5216
ਮਿਤੀ : 23/12/2022

ਵਿਸ਼ਾ:-

Issue of License for setting up a Residential Group Housing project at Village Ramgarh Bhudda (Hadbast No. 42) with in Municipal Limits of Municipal Council, Zirakpur at Zirakpur, Distt. S.A.S. Nagar for Total 09 Bigha 12 Biswa 11 Biswasi measuring 1.9892 Acres in the name and style of M/s Suman Divine Homes, Zirakpur (Colony Name: "The Suman Marvelous" Village Ramgarh Bhudda Zirakpur).


ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਨੂੰ ਵਿਸ਼ੇ ਅਧੀਨ ਕਲੋਨੀ ਸਥਾਪਤ ਕਰਨ ਲਈ ਲਾਇਸੰਸ ਨੰਬਰ ਐਲਡੀਸੀ/ਸੀਏ-ਏਡੀਸੀ(ਯੂ.ਡੀ.)/2022/33.ਮਿਤੀ.23-12-2022 ਨਿਰਧਾਰਤ ਸ਼ਰਤਾਂ ਸਹਿਤ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ । ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਹ ਵੀ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਜੇਕਰ ਆਪ ਵਲੋਂ ਲੇ ਆਊਟ ਪਲਾਨ ਦੀ ਉਲੰਘਣਾ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਜਾਂ ਕੋਈ ਦਸਤਾਵੇਜ਼ ਗਲਤ ਦਿੱਤਾ ਗਿਆ ਹੈ, ਤਾਂ ਇਸ ਸ਼ਰਤ ਵਿੱਚ ਬਿਨਾਂ ਕੋਈ ਨੋਟਿਸ ਦਿੱਤੇ ਆਪ ਦੀ ਇਹ ਮੰਨਜ਼ੂਰੀ ਰੱਦ ਕਰਨ ਦੀ ਅਧਿਕਾਰ ਇਸ ਦਫਤਰ ਨੂੰ ਹੈ, ਆਪ ਕੋਈ ਮੁਆਵਜਾ ਵਸੂਲ ਨਹੀਂ ਕਰੇਗੇ। ਬਲਕਿ ਹਰਜੇ ਵੱਖਰੇ ਦੇ ਆਪ ਖੁਦ ਜ਼ਿੰਮੇਵਾਰ ਹੋਵੇਗੇ।
ਨੱਥੀ ਉਕਤ ਅਨੁਸਾਰ


ਵਧੀਕ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਐਲਡੀਸੀ/ਸੀਏ-ਏਡੀਸੀ(ਯੂ.ਡੀ.)/2022/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਕਾਰਜ ਸਾਧਕ ਅਫਸਰ, ਨਗਰ ਕੋਸਲ, ਜੀਰਕਪੁਰ ਨੂੰ ਲਾਇਸੰਸ 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। ਲੇ ਆਊਟ ਪਲਾਨ ਦੀ ਪਹਿਲਾ ਹੀ ਆਪ ਵਲੋਂ ਪ੍ਰਵਾਨਗੀ ਦਿੱਤੀ ਹੋਈ ਹੈ ।


ਵਧੀਕ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਚੱਲਦਾ ਪੰਨਾ-2

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਐਲਡੀਸੀ/ਸੀਏ-ਏਡੀਸੀ(ਯੂ.ਡੀ.)/2022/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਸਮੇਤ ਲਾਇਸੈਂਸ ਦੀ ਫੋਟੋ ਕਾਪੀ ਹੇਠ ਲਿਖਿਆ ਨੂੰ (ਰੂਲਜ਼/ਰੈਗੂਲੇਸ਼ਨਜ਼ ਅਤੇ ਗਾਇਡਲਾਇਨਜ਼ ਅਨੁਸਾਰ ਐਨ.ਓ.ਸੀ. ਲਈ) ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ :-

1. Senior 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.

- 8/5/22 -
ਵਧੀਕ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਐਲਡੀਸੀ/ਸੀਏ-ਏਡੀਸੀ(ਯੂ.ਡੀ.)/2022/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ, ਐਸ.ਏ.ਐਸ.ਨਗਰ (ਮੋਹਾਲੀ) ਜੀ ਨੂੰ ਸਮੇਤ ਲਾਇਸੈਂਸ ਦੀ ਫੋਟੋ ਕਾਪੀ ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

- 8/5/22 -
ਵਧੀਕ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਐਲਡੀਸੀ/ਸੀਏ-ਏਡੀਸੀ(ਯੂ.ਡੀ.)/2022/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ Secretary, Real Estate Regulatory Authority, Punjab, First Floor, Block-B, Plot No.3, Sector-18A, (Near Govt. Prees UT), Madhya Marg, Chandigarh-160018, (ਲਾਇਸੈਂਸ ਦੀ ਫੋਟੋ ਕਾਪੀ) ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

- 8/5/22 -
ਵਧੀਕ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਐਲਡੀਸੀ/ਸੀਏ-ਏਡੀਸੀ(ਯੂ.ਡੀ.)/2022/

ਮਿਤੀ:

ਉਕਤ ਦਾ ਇੱਕ ਉਤਾਰਾ ਆਰਕੀਟੈਕਟ Chaman and Associates, SCO. 408, First Floor, Sector 20, Panchkula (HR) ਨੂੰ ਭੇਜਕੇ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕਿਉਂਕਿ ਇਸ ਕੇਸ ਦਾ ਲੇ ਆਊਟ ਪਲਾਨ/ਨਕਸ਼ਾ ਆਪ ਵਲੋਂ ਤਿਆਰ ਕਰਕੇ ਪੇਸ਼ ਕੀਤਾ ਗਿਆ ਹੈ, ਪਾਪਰਾ ਐਕਟ/ਪੰਜਾਬ ਮਿਊਂਸਪਲ ਐਕਟ 1911/ਮਿਊਂਸਪਲ ਬਿਲਡਿੰਗ ਬਾਈਲਾਜ਼ ਅਨੁਸਾਰ ਇਸ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਦੀ ਨਿਗਰਾਨੀ ਆਪ ਵਲੋਂ ਕੀਤੀ ਜਾਣੀ ਹੈ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਬਿਲਡਿੰਗ ਦੀ ਸਟਰਕਚਰ ਸੇਫਟੀ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਆਪਦੀ ਅਤੇ ਸਟਰਕਚਰਲ ਇੰਜੀਨੀਅਰ ਦੀ ਹੋਵੇਗੀ। ਬਿਲਡਿੰਗ ਸ਼ੁਰੂ ਹੋਣ ਤੋਂ ਪਹਿਲਾਂ ਇਸ ਦੀ ਬਿਅਰਿੰਗ ਕੰਪੈਸਟੀ ਨੂੰ ਚੈਕ ਕਰਨਾ ਅਤੇ ਸਟਰਕਚਰਲ ਡਿਜ਼ਾਇਨ ਅਨੁਸਾਰ ਬਿਲਡਿੰਗ ਦੀ ਉਸਾਰੀ ਨੂੰ ਯਕੀਨੀ ਬਣਾਉਣਾ ਆਪ ਦੀ ਨਿੱਜੀ ਜ਼ਿੰਮੇਵਾਰੀ ਹੋਵੇਗੀ।

- 8/5/22 -
ਵਧੀਕ ਡਿਪਟੀ ਕਮਿਸ਼ਨਰ
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ
ਸ਼ਹਿਰੀ ਵਿਕਾਸ, ਐਸ.ਏ.ਐਸ.ਨਗਰ ।