

**THE REGIONAL DEPUTY DIRECTOR- CUM- COMPETENT
AUTHORITY, LOCAL GOVERNMENT, PATIALA .**

From

The Competent Authority.
Under Punjab Apartment and Property Regulation Act, 1995
Patiala.

To

M/s Harmony Colonisers Pvt Ltd.
SCO - 411, First Floor, Sctor 20, Panchkula (HR)
(ਖੇਵਟ/ਰਕਬਾ ਪਿੰਡ ਕਿਸ਼ਨਪੁਰਾ, ਜੀਰਕਪੁਰ ਹੱਦਬਸਤ ਨੰ: 54)

No. PAPRA/PTL/2020/ 1162
Date.....20/01/2020

Subject:

Issue of letter of Intent for setting up a Residential (Group Housing) project namely M/s Harmony Colonisers Pvt Ltd.. (Project name Imperial Apartments Village Kishanpura, Zirakpur, Distt. SAS Nagar Punjab) on land measuring 34 Bigha 0 Biswa 14 Biswasi situated in hadbast No. 54 (Village Kishanpura, Zirakpur) under rule 11(3) of PAPRA Rules, 1995.

Reference Your application dated 27.08.2019 received in this office on 02.09.2019 for the grant of License to set up a Residential (Group Housing) project by M/s Harmony Colonisers Pvt Ltd., S.C.O. 411, First Floor, Sector-20, Panchkula (HR) Project name Imperial Apartment at Village Kishanpura, (H.B No. 54) Zirakpur.

It is proposed to grant a license to you for setting up a Residential (Group Housing) project M/s Harmony Colonisers Pvt Ltd. S.C.O. 411, First Floor, Sector 20, Panchkula (HR) Project name Imperial Apartment at Village Kishanpura, (H.B No. 54) Zirakpur as per the layout plan submitted by you bearing Drg. No. 1 dated Nil. You are therefore called upon to fulfill all the conditions laid down in Rule 12 of the Punjab Apartment & Property Regulation Rules, 1995 and other conditions as given below within a period of thirty days from the date of service of this notice.

1. You will have the above layout plan approved by the CTP (LG) Punjab at Chandigarh.
2. You shall pay External Development charges, License fee and change of land use charges as applicable and intimated to you separately.
3. You will submit the service plans and estimates after including the expenditure of independent water supply, sewerage and electrical system including rain water, reverse bore harvesting system to be provided by you at your own cost in five complete sets, Promoter shall submit a detailed report/ proposal regarding arrangement for treated water (sullage) and remedial measures to control the floods.
4. You shall furnish Bank Guarantee equal to 35% of the estimated cost of development in favour of Competent Authority-cum-Regional Deputy Director, Local Government, Patiala. Payable at Patiala in the prescribed form and duly certified by the concerned bank and manner as provided in the PAPR Act, 1995.
5. You shall obtain no objection certificate from concerned dept. i.e. Punjab Pollution Control Board, Punjab State Power Corporation Ltd, P.W.D., Drainage dept, Forest Department and the concerned Municipal committee before the start of development works in the colony.
6. The license for development of colony shall only be issued after getting prior NOC from Municipal Council, Zirakpur in case you propose water supply & sewerage connection from the Municipal Council.
7. No development works shall be initiated/Started unless & until all the conditions of license & change of land use are fulfilled.
8. You are required to furnish an undertaking duly attested by notary that you will comply with the conditions of the NOC issued/to be issued by the Forest Department, PPCB, PSPCL, Patiala, XEN (Drainage), or any other similar NOC's to be issued by any other Department later on from time to time , before the grant of License .

9. You will make your own arrangement for independent water supply, sewerage and install sewerage treatment plant and also ensure smooth supply of electricity and other requisite services in the colony at your own cost and include the cost of such amenities in the estimate of the colony before getting it approved from the designated authority.
10. You are required to furnish an undertaking duly attested by notary that you will connect the storm water, drainage & sewerage of your Residential (Group Housing) project M/s Harmony Colonisers Pvt Ltd. SCO 411, First Floor, Sector 20, Panchkula (HR) Project name Imperial Apartment at Village Kishanpura, (H.B No. 54) Zirakpur with the storm water, drainage and sewer of Municipal Council, Zirakpur at your own cost as and when these services are laid by the Municipal Council, Zirakpur and also provide water supply and sewerage services to the colony at your own expense till it is integrated with the services of Municipal council, Zirakpur.
11. If the proposed colony falls under FEZ, so width of the road shall be according to FEZ policy as per the provisions of Master Plan Kharar whichever is applicable.
12. You will have to provide Rain Water Reserve Bore Harvesting System for the disposal of Storm water and cost to this effect and will be included in the estimate, before these are submitted to Competent Authority for further perusal and approval.
13. You will obtain permission u/s 143 (2) of Punjab Regional & Town Planning Development (Amendment) Act, 2006 from the designated authority regarding access to the colony before the grant of License.
14. The provision of the Punjab Apartment & Property Regulations Act, 1995, rules made there under and Govt. Notification/ Instruction issued from time to time shall remain applicable into.
15. This is only an intention to grant license on fulfillment of above conditions and does not grant any right to the promoter to sell/transfer the property or execute any transactions with anyone without obtaining a valid license.
16. This letter of intent is issued subject to the technical approval of the layout Plans, Survey plans, Khasra plans and Service plans by the Chief Town Planner (LG) Punjab, Chandigarh.
17. The existing electric lines passing over the plots have to be got shifted or realigned along the existing or proposed roads in the colony. Similarly, the buildings shall have to be kept away at a prescribed desirable distance from the High-tension line passing through the colony as per Punjab State Power Corporation Ltd Act. Rules.
18. The design and executive of development works in the colony shall be carried out strictly as per P.W.D. (B&R) and (Public Health) specifications and electrification work shall be undertaken as per design and specifications of Punjab State Power Corporation Ltd and as per policy issued by Department of Housing & Urban Development vide letter No. 13/68/2007-3HG2/5194, dated 13-07-2007 which is as under:
 - (1) L.D system shall be laid down by the Municipal Council Zirakpur / Developer as per standard design of the Board & IE Rules and detailed sketch of L.D. System along with specification of material shall be got approved by Municipal Council, Developer from respective SE/ Operation of the Board and work shall be carried out strictly as per approved sketch.
19. You will not object or obstruct the integration of road network and utilities with surrounding development which may be undertaken by Municipal Authority OR any other agency authorized to do so, under any Law or by the Govt.
20. The existing Revenue Rasta running along then passing through the site or proposed colony as shown in the Khasra Plan and Layout Plans shall be maintained as such, without any obstruction. You shall integrate the same in your layout plan.
21. You shall ensure the minimum distance from nearby industry, rice Sheller, Brick Kiln, Cold Store, if any, as prescribed by EPCB Department of Environment are other Competent Authority in this regard.
22. Layout of the colony shall strictly be in accordance with the technical approval given by the chief Town Planner, Punjab as per bye laws applicable with in the Municipal Limits of Zirakpur.

23. Saleable area in this colony shall be strictly in accordance with the technical approval of the layout plans i.e. as per municipal bye laws applicable by the prescribed authority (Chief Town Planner (LG), Punjab, Chandigarh)
24. You shall develop the colony as only single unit after taking license under the Punjab Apartment and Property Regulation Act, 1995 and shall not bifurcate the sites.
25. You shall get the Building Plans of the entire colony approved from the Municipal Council Zirakpur.
26. You shall not launch booking of plots and issue any advertisement until the final approval is obtained from the Competent Authority.
27. The permission will not provide any immunity from any other Act/ Rules/ Regulation applicable to the land in question.
28. The Promoter shall be responsible for any Litigation if any regarding land in any court of law.
29. Applicant as per conditions of the Government not to use underground water in the site for the construction of building.

If you fail to comply with any of the condition of the LOI within the stipulated period of 30 days or extended period of further 30 days, if granted by the Competent Authority, the LOI shall be deemed to be cancelled and you will have to apply afresh for the LOI.

ਉਕਤ ਤੋਂ ਇਲਾਵਾ ਆਪ ਪੈਪਰ ਐਕਟ ਅਤੇ ਰੈਰਾ (RERA) ਦੀਆਂ ਟਰਮਜ਼ ਐਂਡ ਕੰਡੀਸ਼ਨਾਂ ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕਰੋਗੇ ਅਤੇ ਪ੍ਰੋਜੈਕਟ ਨੂੰ ਰੈਰਾ (RERA) ਵਿੱਚ ਰਜਿਸਟਰੇਸ਼ਨ ਕਰਵਾਉਣ ਦੇ ਪਾਬੰਧ ਹੋਵੇਗੇ। ਪੈਪਰ ਐਕਟ ਦੇ ਰੂਲ 28 (1) ਅਧੀਨ ਫਾਰਮ APR XXI ਵਿੱਚ ਰਿਟਰਨ ਭਰ ਕੇ ਇਸ ਦਫਤਰ ਨੂੰ ਭੇਜਣ ਦੇ ਪਾਬੰਧ ਹੋਵੇਗੇ।

ਉਕਤ ਤੋਂ ਇਲਾਵਾ ਆਪ ਨੂੰ ਨਗਰ ਯੋਜਨਾਕਾਰ, ਸਥਾਨਕ ਸਰਕਾਰ ਵਿਭਾਗ, ਪੰਜਾਬ ਦੇ ਪੱਤਰ ਨੰ:ਸੀ.ਟੀ.ਪੀ.(ਸਸ)-2019/3259 ਮਿਤੀ 22-10-2019 ਅਤੇ ਪੱਤਰ ਨੰ:ਸੀ.ਟੀ.ਪੀ.(ਸਸ)-2019/1048 ਮਿਤੀ 04-04-2019 ਦੀ ਕਾਪੀ ਭੇਜਦੇ ਹੋਏ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਪੱਤਰ ਵਿੱਚ ਦਰਜ ਪੱਤਰ/ਸੁਰਤਾ/ਹਦਾਇਤਾਂ ਦੀ ਇੰਨ ਬਿੰਨ ਪਾਲਣਾ ਕੀਤੀ ਜਾਵੇ। ਆਪ ਆਪਣੇ ਪ੍ਰੋਜੈਕਟ ਦੇ ਈ.ਡਬਲਯੂ.ਐਸ. ਲਈ ਰਾਖਵਾ ਰਕਬੇ ਨੂੰ ਯੂ.ਐਲ.ਬੀ. ਨੂੰ ਤਬਦੀਲ ਕਰੋਗੇ ਜਾਂ ਈ.ਡਬਲਯੂ.ਐਸ. ਪਾਲਿਸੀ ਨਿਤੀ 24-10-16 ਅਨੁਸਾਰ ਈ.ਡਬਲਯੂ.ਐਸ. ਫਲੋਟ ਦੇ ਬਣਦੇ ਚਾਰਜਿਜ਼ ਸਬੰਧਤ ਯੂ.ਐਲ.ਬੀ. ਵਿਖੇ ਜਮ੍ਹਾਂ ਕਰਵਾਉਣਗੇ।

Competent Authority

Dated

EndstNo.:PAPRA/PTL/2020/

A Copy of the above along with copy of complete set submitted by the applicant is forward to the following for information & necessary action regarding issuance of NOC as per the rules, regulations and guidelines.

1. Chief Town Planner, Local Government, Punjab, Chandigarh (Lay out plan attached)
2. Chief Engineer (Commerical), PSPCL Patiala.
3. Member Secretary, Punjab Pollution Control Board (Vatavaran Bhawan), Nabha Road, Patiala.
4. Chief Engineer (Irrigation/Drainage), Punjab Chandigarh.
5. Executive Officer, Municipal Council, Zirakpur. (ਪ੍ਰੋਜੈਕਟ ਦੇ ਈ.ਡਬਲਯੂ.ਐਸ. ਲਈ ਰਾਖਵਾ ਰਕਬੇ ਨੂੰ ਹੈਂਡਓਵਰ ਕਰਨ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕੀਤੀ ਜਾਵੇ ਜਾਂ ਈ.ਡਬਲਯੂ.ਐਸ. ਪਾਲਿਸੀ ਨਿਤੀ 24-10-16 ਅਨੁਸਾਰ ਈ.ਡਬਲਯੂ.ਐਸ. ਫਲੋਟ ਦੇ ਬਣਦੇ ਚਾਰਜਿਜ਼ ਅਤੇ ਹੋਰ ਚਾਰਜਿਜ਼ ਸਬੰਧਤ ਬਿਨੈਕਾਰ ਤੋਂ ਵਸੂਲੀ ਯਕੀਨੀ ਬਣਾਏ ਜਾਣ)

Competent Authority

Dated

Endst: No. PAPRA/PTL/2020/

Copy of the above is forwarded to the Deputy Commissioner, SAS Nagar for Information and necessary action.

Competent Authority