

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR – 62, SAHIBZADA AJIT SINGH NAGAR**

To

M/s Country Colonisers Private Limited,
Wave Estate, Sector-85,
S.A.S. Nagar.

Memo No. GMADA/ STP/2018/ 2736

Dated: - 12/9/18


Sub: - Issuance of Partial Completion Certificate for an area of 171.557 acres of Mega Housing Project developed by M/s Country Colonisers Private Limited, Sector 85 and 99, S.A.S. Nagar.

Ref: - Your application no. CCPL/L.C./2018/32 dated 25-05-2018.

Whereas M/s Country Colonisers Private Limited has applied for the issue of Partial Completion Certificate for an area of 171.557 acres in respect of the Part of Mega housing Project (Total Project area 246.166 acres) at Sector 85 and 99, S.A.S. Nagar mentioned under subject. The permission for Partial Completion for an area of 171.557 (as per attached plans) acres is hereby granted on the basis of recommendations of Inspection Committee (formulated under the provisions of notification No. 4966 CTP (Pb.)/SP-458 – Vol.-5 dated 02-09-2014) report received on dated 29.08.2018 on the following conditions: -

- i) The Land shall be used only for the purpose, for which the Partial Completion Certificate is being granted.
- ii) That the company shall abide by the provisions of Punjab Regional and Town Planning and Development Act, 1995 and Rules framed there-under.
- iii) That the company shall abide by all the conditions laid down in the agreement signed with the Government regarding development of Mega Project.
- iv) This permission shall not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- v) That the Company shall comply with the conditions of approval / NOC from State Level Environment Impact Assessment Authority, Punjab issued vide letter No. 21-590/2007-1A.III dated 20-12-2007 and vide letter No. 45 dated 23-01-2017.
- vi) That the company shall comply with the conditions of the approval/ NOC from PPCB issued vide letter no. 1962 dated 11-04-2018 and shall be liable to comply with the provisions under the Water (Prevention and control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2000 and any other act/ rule, if applicable.
- vii) That the company shall abide by the conditions imposed by Chief Engineer (Commercial), PSPCL, Patiala vide letter No. 08 dated 02-01-2018.
- viii) That the company shall obtain any other permission required under any other act at its own level.
- ix) That the company shall also maintain the internal services to the satisfaction of the Competent Authority.
- x) That the company shall be solely responsible for disposal of storm/ rain water of its site till such time these services are made available by concerned Authority and shall not obstruct the flow of rain/ storm water of the surrounding area.
- xi) That the company would make its own suitable provisions for drinking water supply and disposal of Sewage & Solid Waste Management.

- xii) That the company shall be liable for maintenance & operation of Public Utilities for minimum period of five years or till handing over the project to Residential Welfare Association/ concerned Authority as per its undertaking.
- xiii) That the Promoter shall construct or sale or transfer to GMADA the sites of school, hospital etc. and construct the site of community centre before seeking the Final Completion Certificate of the project.
- xiv) In case any legal/technical discrepancies found in the handed over EWS sites at any stage, the Promoter shall be liable to provide the equal area of EWS sites and shall get the revised Layout Plan/ Partial Completion Plan of the Project amended accordingly from the Competent Authority.
- xv) That each part of land shall be used as per provisions of approved Zoning Plan and Sanctioned Building Plans/ Partial Completion Plans.
- xvi) That the outer façade of the buildings shall not be used for the purpose of advertisements and placement of hoardings.
- xvii) That the company shall neither erect nor allow the erection of the communication and transmission towers on the top of the building blocks.
- xviii) That the company shall be liable to pay arrears and any other taxes/ charges imposed by the Govt. / Competent Authority or any Department/ Agency if found due at any stage.
- xix) That the Company shall ensure power supply from PSPCL until then the power supply will be fed by the own source of the company.
- xx) That the company shall be bound to develop common areas eg: parks/open spaces/ parking areas etc. completely as per the approved plans before seeking the final completion.
- xxi) That the company shall be responsible for the public safety within the campus.
- xxii) That the company shall abide by all the conditions imposed by any department while granting any approval/permission.
- xxiii) That the company shall be liable to take final Completion Certificate from the Competent Authority.
- xxiv) That out of above if any condition will not be fulfilled, then this Partial Completion Certificate shall deemed to be cancelled.



 Competent Authority -cum-
 Chief Administrator,
 GMADA, S.A.S. Nagar.

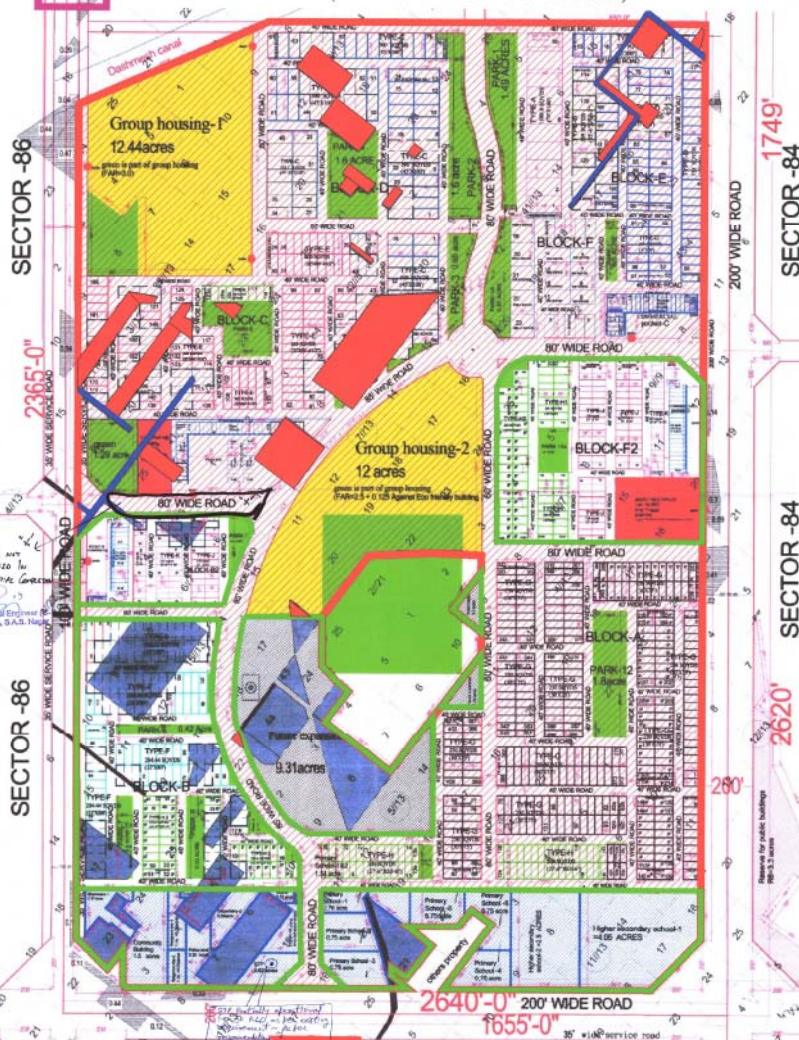
Endst. No. GMADA/STP/2018/

Dated: -

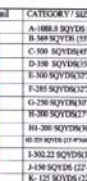
Copy is forwarded to the following for information and necessary action:

- 1) Chief Administrator, PUDA, S.A.S.Nagar.
- 2) Chief Town Planner, Punjab, PUDA Bhawan, SAS Nagar.
- 3) Chief Engineer, GMADA,
- 4) Estate Officer, GMADA, S.A.S. Nagar.


 Competent Authority -cum-
 Chief Administrator,
 GMADA, S.A.S. Nagar.



SR. NO	Plots Det
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	



(SR. NO.)	CATEGORY	REMARKS
1.	Group Housing	WAVE ESTATE
2.	Commercial	COUNTRY COLONISERS PVT. LTD.
3.	Multiple/Hotel/Comm.spaces	Developer Stamp & signature
4.	Institutional & Facilities	Town Planner/Architect Stamp & signature
5.	Parks & open spaces	DRG.NO:1C
6.	EWS	SR.NO:3
7.	Boundary	DATE:16.12.17
8.	Revenue Rasta(RR)	PROJECT NO:

CATEGORY / SIZE
A-1000.8 SQYDS
B-560 SQYDS (33)
C-500 SQYDS(49)
D-350 SQYDS(35)
E-300 SQYDS(32)
F-285 SQYDS(32)
G-250 SQYDS(30)
H-200 SQYDS(27)
HI-200 SQYDS(30)
60-200 SQYDS (27-29)
I-302.22 SQYDS(31)
J-150 SQYDS (22)
K-125 SQYDS (20)