

OFFICE OF COMPETENT AUTHORITY-CUM-REGIONAL
DEPUTY DIRECTOR LOCAL GOVT. JALANDHAR

FORM VII

(See rule 39)

COMPETENT AUTHORITY

Order

To

M/S S.R Construction & Developers Co.
177 L Model Town, Hoshiarpur.

Memo No DDLG-Jal-CLU/2013/ 5250 Dated 5-8-13

Subject :- Grant of Permission to change of land use for residential purpose under Punjab Apartment & Property Regulation Act 1995 of land measuring 69K-6M out of 78K-01M for setting up a residential colony at village Khwaspur Teh: & Distt: Hoshiarpur. H.B No: 246 bearing Khawat no: 1375, 1366, 1377, 1254, 1384, 1282, 1450, 563 Khatauni no: 1699, 1690, 1701, 1555, 1708, 1602, 1777, 647 Khasra no: 98//2, 9, 98//3/1/2, 98//8/2, 13, 90//22/1, 89//25/2, 90//21, 90//22/2, 23, 98//1/3, 10/1, 10/2/, 99/6, 15, 16/1 90//18 Total 99.18 out of which M/s Sukhraj construction and Retailor is owner to the extent of 14K 0M, Raj Kumar S/o Sh. Kishan Kumar to the extent of 10K-0M, Sh. Shinda Uppal S/o Sh. Rakha Singh to the extent of 9K-4M, Sanjeev Kumar S/o Sh. Kishan Kumar to the extent of 16K-3M, Sh. Gurnam Singh Pamma S/o Sh. Narrayan Raj to the extent of 1M, Inna Vassal W/o Sh. Sanjeev Kumar Vassal to the extent of 12K-17M, Sh. Sukhwinder Kaur W/o Sh. Satwinder Pal to the extent of 12K-14M, Satwinder Pal Singh S/o Sh. Mohan Singh to the extent of 3K-2M total 78K-01M. They executed the consent letter in favour of M/S S.R Construction & Developers Co.

Reference : Your application No.: 1674 Dated 03.04.2013

We are pleased to grant permission for change land use under Punjab Apartment & Property Regulation Act 1995 for the residential purpose of the area is given below.

Sr.No	Khewat/Khatuni No:	Khasra No:	Total Area	Total ownership of the above person (K-M)	Area for CLU
1	1375/1699	98//2,9	16-0	16-00	
2	1366/1690	98//3/1/2,8/2,13	18-7	18-7	
3	1377/1701	99//20/1	2-2	2-02	
4	1254/1555	89//25/2,90//21	10-15	10-15	
5	1384/1708	90//22/2,23	12-14	12-14	
6	1282/1602	98//1/3,10/1,10/2	12-0	12-0	
7	1450/1777	99/6,15,16/1	20-0	2-3	
8	530/647	90//18	8-0	4-0	
Total			99.18	78.01	69K-06M

[Signature]
5/8/13

M/S S.R. CONSTRUCTION & DEVELOPERS CO.

Satwinder pal

Partner/Manager

NARESH MAHAJAN IAS.
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur

As mentioned in your application under reference, subject to the following conditions :-

- (i) That building operations shall be carried on strictly in accordance with the approved building plan.
- (ii) That development of land shall be carried out strictly in conformity with the Master Plan and in accordance with the approved plan and in case of development of a colony the plans shall be got approved from the **Competent Authority under the Punjab Apartment and Property Regulations Act, 1995.**
- (iii) That required permission shall be obtained as per building rules before the commencement of building operations in the areas :
- (iv) The Change of land use shall be in the hands of **M/S S.R Construction & Developers Co.** for development of residential colony after obtaining a License under the PAPR Act, 1995.

- 1) Colony shall be develop as a single unit and not bifurcated into different segments/portions.
- 2) Conversion charges if any levied by the Government or any other Agency at any time shall be borne by you.
- 3) Outstanding loans if any against any Khasra Number of the above said land shall be cleared before sale of plots.

(V) That CLU charge of Rs 17,28,000/- and urban cess fund Rs.86000 /- total Rs.18,14000 /- assessed as per notification no: 17/17/2001-5Hg2/P.F./47962/1 Dated 06.05.2013, by the applicant. These charges are tentative and the actual charges shall be worked out as per approved layout plan and balance amount shall be payable. In case it is found at a later stage that there is a short payment of CLU charges laible to have been paid by you, the same shall be payable by you as and when the same is detected

(VI) Any violations or deviations from the permission granted shall lead to can-cellation of the same.

I) The Promoter shall deposit EDC/License/Permission Fee and all other change levied or to be levied by Local Govt. Department, from from time to time.

II) Promoter shall develop the site after taking license under PAPRA, 1995 from the Competent Authority.

III) The promoter shall be responsible for any Litigation if any regarding land in any court of Law.

IV) Promoter shall not undertake any development work at site until building plans are approved by the Competent Authority.

V) Thorough revenue rasta passing through the site shall be kept unobstructed.

VI) Promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2008 or any other relevant act before undertaking the development at site.

VII) The Promoter shall ensure the minimum distance from the nearby industry as prescribed by PPCB, Deptt. Of Environment or other Competent Authority in this regard and also as per notification of Department of Science, Technology, Environment and Non

5/2/13

For S.R. CONSTRUCTION & DEVELOPERS CO.

Satwinder Paul

Partner/Manager

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NARESH MAHAJAN I.F.S.
Divisional Forest Officer
Hoshiarpur

Conventional Energy dt. 25.07.2008 and get the clearance from PPCB before undertaking development site.

VIII) Promoter shall not make any construction under L.T. electric lines passing through the colony or shall get these lines shifted by applying to the concerned authority.

IX) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

X) Promoter shall obtain permission from the Forest Deptt. Government of India under Forest Act, 1980 before undertaking development at site.

XI) Promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/storm water of the surrounding area.

XII) Promoter shall make provision of rainwater harvesting within the project area at its own cost.

XIII) Promoter would make its own suitable provision for drinking water supply and disposal of sewerage & Solid Waste management.

XIV) Promoter shall obtain any other permission required under any other Act at his level.

XV) The promoter would abide by the instructions issued by the State Government or its any agency from time to time.

XVI) Promoter shall develop the site as per proposals of **Master Plan of Hoshiarpur.**

XVII) The Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of environment and Forest, Government of India before starting the development works of the colony.

XVIII) The Promoter will not permitted to use ground water for the purpose of construction as per the guide line issued by the Hon'ble High court

XXI) Promoter will not sold any plot till the final approval of Project and shall also abide by the following terms and conditions.

1) ਸਾਇਟ ਪੰਜਾਬ ਲੈਂਡ ਪਰਿਜ਼ਰਵੇਸ਼ਨ ਐਕਟ ਅਧੀਨ ਨਾ ਪੈਂਦੀ ਹੋਵੇ।

2) ਸਾਇਟ ਹੜ੍ਹਾਂ ਜਾਂ ਕੁਦਰਤੀ ਡਰੇਨ ਅਧੀਨ ਪੈਂਦੀ ਹੈ ਤਾਂ ਉਸ ਦੀ ਜ਼ਿੰਮੇਵਾਰੀ ਸਕੀਮ ਦੇ ਮਾਲਕ ਦੀ ਹੋਵੇਗੀ।

3) ਜੇਕਰ ਇਹ ਜਗ੍ਹਾ ਵਾਈਟਲ ਇੰਨਸਟਾਲੇਸ਼ਨ ਵਿੱਚ ਪੈਂਦੀ ਹੈ ਤਾਂ ਉਸ ਸਬੰਧੀ ਸਬੰਧਤ ਵਿਭਾਗ ਤੇ ਐਨ.ਓ.ਸੀ. ਪ੍ਰਾਪਤ ਕਰਕੇ ਕਮੇਟੀ / ਕੌਂਸਲ ਨੂੰ ਜਮ੍ਹਾਂ ਕਰਵਾਏਗਾ।

4) ਸਾਇਟ ਲਾਇਨ ਪਰਿਜ਼ਰਵੇਸ਼ਨ ਐਕਟ ਅਧੀਨ ਪੈਂਦੀ ਹੈ ਤਾਂ ਸਬੰਧਤ ਕਮੇਟੀ ਉਸ ਸਬੰਧੀ ਕਾਰਵਾਈ ਕਰੇਗੀ।

5) ਪਰੋਜੈਕਟ ਸਾਇਟ ਦੇ ਅੱਗੇ ਮਾਸਟਰ ਪਲੈਨ ਅਨੁਸਾਰ ਲੋੜੀਂਦੀ ਸੜਕ ਦੀ ਚੋੜਾਈ ਰੱਖੀ ਜਾਵੇ।

6) These Charges for Change of land use are levied and demanded subject to the decision/approval of the government issued from time to time. The developers shall also be liable to pay the difference of C.L.U. charges if any.

7) Before the issuance of Licence to the Promoter /Developer shall submit the 100% ownership proof.

For S.R. CONSTRUCTION & DEVELOPERS CO.

Satwinder Paul
Partner/Manager

C/S Deputy Director Local Government
Cum Competent Authority
Jalandhar

NARESH MAHAJAN I.F.S.
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur

End. No. CLU/DDLG/Jal/2013/_____

Dated _____

1. A Copy is forwarded to the Secretary, Local Govt. Punjab Chandigarh for information and necessary action.

[Signature]
Deputy Director Local Government
Cum Competent Authority
Jalandhar

End. No. CLU/DDLG/Jal/2013/_____

Dated _____

2. A Copy is forwarded to the Director Local Govt. Punjab Chandigarh for information and necessary action.

[Signature]
Deputy Director Local Government
Cum Competent Authority
Jalandhar

End. No. CLU/DDLG/Jal/2013/_____

Dated _____

3. A Copy is forwarded to the Director Town Planing Local Govt. Punjab Chandigarh for information and necessary action.

[Signature]
Deputy Director Local Government
Cum Competent Authority
Jalandhar

End. No. CLU/DDLG/Jal/2013/_____

Dated _____

4. A Copy is forwarded to the Executive Officer Municipal Council, Hoshiarpur for information and necessary action.

[Signature]
Deputy Director Local Government
Cum Competent Authority
Jalandhar

FORS R. CONSTRUCTION & DEVELOPERS CO.

Satwinder pal
Partner/Manager

[Signature]
NARESH MAHAJAN I.F.S.
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur