

DEPARTMENT OF LOCAL GOVERNMENT PUNJAB
OFFICE OF MUNICIPAL CORPORATION HOSHIARPUR
COMPETENT AUTHORITY COMMISSIONER MC HOSHIARPUR (UNDER PAPRA, 1995)

From

Commissioner,
Municipal Corporation Hoshiarpur
(exercising the powers of Competent Authority under PAPRA 1995)

To

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

Memo No 66 /CMC-HSP-Sul-P/ Dated 7-4-15

Subject:-

Letter of intent: Notice for full filling conditions for setting up residential colony namely, Park Woods, Khawaspur, District 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 0, 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 to your application for grant of licence to set up a residential colony Namely "Park Woods" at Village Khawastur, , HB No: 246 Tehsil & Distt Hoshiarpur on the land measuring 78K-01M (falling within M.C limit of Hoshiarpur)

1. It is proposed to grant licence to you for setting up colony at Village Khawaspur, , HB No: 246 Tehsil & Distt Hoshiarpur. You are therefore, called upon to fulfill the following conditions laid down in Rule 12 of the Punjab Apartment and Property Regulation Rules, 1995 within a period of 30 days from the date of the service of this notice:-
 - (a) The First installment of Rs 4,07700.00 as 15% of the total EDC in the form of demand draft favouring Commissioner Municipal Corporation, A Bank Guarantee @ 25 percent of the estimated cost of development works, has to be submitted by you before the issuance of Licence. In case during scrutiny, it is found that the estimated cost of such development works is more then the estimated, you shall be liable to furnish addional Bank Guarantee for the enhanced amount.
 - (b) The balance amount (85 % of the total EDC) shall be payable by you in 10 equal half yearly instalments of Rs 2,99,200 (including interest), which will be due from the

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

Satwinder pal GRL

Partner/Manager

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

date of issue of license along with interest @ 10%. In case of delayed payment, 3% compound penal interest shall also be charged.

- (c) You will have to deposit License fee and EDC towards Social Infrastructure Fund, in the form of demand draft payable at Hoshiarpur in favour of Commissioner Municipal Corporation Hoshiarpur Cum Competent Authority Hoshiarpur
- (d) You shall submit five sets of Project Report comprising Services Plans, and estimates after including the expenditure of independent Water Supply, Sewerage, storm water Drainage, Electric Scheme, Solid Water Management, treated water including rain water harvesting (Reverse Bore) system to be provided by you at your own cost. A detailed proposal regarding arrangement for treated water (sullage) and remedial measures to control flooding shall also be submitted.
- (e) You shall acquire the title of proposed land to be developed to the extent of 10% before the grant of License, further title to the extent 25% within 6 months from the issue of License further title to the extent of 50% within one year from the date of License, further title to the extent of 75% within one and a half year from the date of License and further title to the extent of 100% within 2 years of the date of License.
- (f) A No Objection Certificate from the Punjab State Power Corporation Limited, Patiala shall have to be obtained by you before the start of development work at the site. No construction shall be allowed under LT/HT power supply lines.
- (g) You are required to install C.I/D.I pipes for development works and cost to this effect shall be included in the estimates.
- (h) As per proposed lay out submitted by you, the saleable area of this colony is 55 % whereas non-saleable area is 45% .You will also deposit an amount equivalent to Rs.1/- per square metre of the saleable area as "Punjab Urban Development Fund" prescribed under section 32 of Punjab Apartment & Property Act, 1995 in the shape of demand drawn on any schedule Bank payable at Hoshiarpur in favour of Commissioner MC Hoshiarpur Competent Authority .
- (i) You shall obtain the No Objection Certificate from the Punjab Pollution Control Board as per provisions of the Water (Prevention and Control of Pollution) Act, 1970 Municipal Solid Waste Management and Handling rules, 2000 or any other relevant Act, before undertaking any development on the site.
- (j) As demanded by the interim order passed by the Hon/ble Punjab and Haryana High Court in CWP No: 18632 of 2005, you shall provide a buffer of 15 meters green belt towards the air polluting industries , in case the boundary of your colony is located within 100 meters from the boundary of any such air polluting industry. Further you shall also abide by any final direction passed by Hon/ble High Court in this regard.
- (k) You shall ensure the maintenance of minimum distance from any nearby industry, as prescribed by PPCB, Department of Environment or other Competent Authority in this regard.
- (l) Before the start of work on the site, you shall take permission in writing from PPCB, Punjab State Power Corporation Ltd (PSPCL), Municipal Council Hoshiarpur.

S.R. CONSTRUCTION & DEVELOPERS CO.
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Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur

Department of forests , and Department of Drainage and you should comply with the conditions laid by PPCB of other department. An undertaking notarized to the effect that you will comply with such conditions in the N.O.C issued by the said departments, will be submitted by you before the grant of License.

- (m) You will make your own arrangements for independent water supply, sewerage system including installation of composite 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 estimates.
 - (n) An undertaking (Notarized) will be submitted by you to the effect that the storm water drainage and sewerage of proposed residential colony will be connected with the storm water, drainage and sewer of Municipal Corporation Hoshiarpur at your own cost as and when these services are laid by the Municipal Corporation Hoshiarpur and also provide water supply and sewerage services to the colony at your own expenses till it is integrated with the services of Municipal Corporation Hoshiarpur .
 - (o) As prescribed under rule 12 of Punjab Apartment & Property Regulation Rules, 1995, you will submit the agreement in form APR.IV.
 - (p) Green belt shall be maintained as per the provision of Master Plan.
 - (q) You will execute the remedial works for control of floods, as prescribed by the Executive Engineer (Drainage) at your own cost and road levels will be kept at least 0.45 metre above Highest Flood Levels (HFL)
 - (r) You will comply with the conditions of change of land use as prescribed by Memo No: DDLG-Jal-CLU/2013/15250 Dated 05.08.2013.
 - (s) All revenue Rastas passing through the site shall be maintained unobstructed.
 - (t) The Letter of intent may be withdrawn in case you undertake any illegal expansion of proposed colony on the adjoining land.
 - (u) In case of non compliance of any other law (including Municipal Law) for the time being in force, you shall be exclusively liable to face all consequences, including penal action.
 - (v) In case it is found at a later stage that there is a short payment of any charges, i.e CLU, EDC, License fee etc, liable to have been paid by you, the same shall be payable by you, as and when the same is detected. Further, if any charge is levied by the Department of Housing and Urban Development or any other authority at any stage before the grant of License, the same shall also be payable by you.
2. (i) You shall ensure that no earth is excavated from the plots for the construction of roads.
- (ii) There should be no default against you in respect of payment of instalment of External Development Charges or any other sum payable under the Punjab Apartment and Property Regulation Act, 1995 and the Rules framed there under. NDC in this regard be obtained from C.A, PUDA.
- (iii) The Existing High Tension/ Electric Lines, if passing over the plots, have to be either got shifted or re-aligned along the existing or proposed roads in the colony.

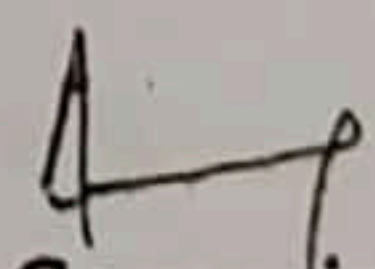
CONSTRUCTION & DEVELOPERS CO.
Satwinder Paul
Partner/Manager

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

Similarly the buildings shall have to be kept away at a prescribed desirable distance from the electric line passing through the colony site as per P.S.E.B Act/Rules.

- (iv) The design and the execution 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 under taken as per design and specification of P.S.P.C.L.
- (v) You will not object or obstruct the integration of road network or utilities of surrounding development which may be undertaken by Municipal Authority or any other agency authorized to do so under any law or by the Government.
- (vi) You will not undertake any sort of development activities on forest land, if it forms a part of the colony unless N.O.C is obtained from the forest department.
- (vii) Demarcation of the site shall be got done before issuance of license and discrepancy if any be got reconciled.

3. (i) This is only an intention to grant the final approval and conferred upon the fulfillment of above conditions and does not grant any right to be promoter to sell/ transfer the property or execute any transaction with any one without obtaining final approval.
- (ii) If the above terms and conditions are acceptable to you, you may communicate your willingness/ acceptance in writing to the undersigned along with the demand draft as enumerated above.
- (iii) If you fail to comply with any of the conditions of the L.O.I within the stipulated period of 30 days or extened period of further days (if by the Competent Authority) the LOI shall be deemed to have been cancelled and you will have to apply for the LOI afresh.


Commisioner
Cum Competent Authority
Municipal Corporation, Hoshiarpur

Endst. No. _____ L.O.I/CMC/HSP/2015/Dated _____
A copy of the above is forwarded to the following for information and necessary action:-

1. The Deputy Commissioner, Hoshiarpur.
2. The Member Secretary Punjab Pollution Control Board, Vatavaran Bhawan, Bhana Road, Patiala.
3. The Chief Engineer (Commercial) PSPCL, Patiala.
4. The Executive Officer Municipal Corporation Hoshiarpur.


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For S.R. CONSTRUCTION & DEVELOPERS CO.

Satwinder pal sri

Partner/Manager

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