

**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 5-8-2013

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	45 69K-06M

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

Satwinder pal GRL
Partner/Manager

NARESH MAHAJAN I.F.S.
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur. 2

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-SHg2/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

Sd/- 6/8/13

For S.R. CONSTRUCTION & DEVELOPERS CO.

Satwinder Paul

Partner/Manager

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NARESH MAHAJAN I.F.O.
Divisional Forest Officer
Hoshiarpur Forest Division
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 ਜਗ੍ਹਾਂ ਵਾਈਟਲ ਇੰਨਸਟਾਲੇਸ਼ਨ ਵਿੱਚ ਪੈਂਦੀ ਹੈ ਤਾਂ ਉਸ ਸਬੰਧੀ ਸਬੰਧਤ ਵਿਭਾਗ ਤੋਂ 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 ਚੌੜਾਈ 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

[Signature] 5/2/13
CL) Deputy Director Local Government
Cum Competent Authority
Jalandhar

[Signature]
NARESH MAHAJAN I.F.S.
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur 09-03-2021

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 Planning 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

For S.R. CONSTRUCTION & DEVELOPERS CO.

Satinder pal SGL
Partner/Manager

[Signature]
NARESH MAHAJAN I.F.S.

Divisional Forest Officer

Hoshiarpur Forest Division

Hoshiarpur. *09.03.2013*

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. Narayan 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 Khawaspur, , 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 additional 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

For S.R. CONSTRUCTION & DEVELOPERS CO.

Satwinder pal Grl

Partner/Manager

NARESH MAHAJAN I.F.S. (c)
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur. 07-04-2015

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.
Satwinder Singh

MAHAJAN
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur

Department of forests , and Department of Drainage and you should complied 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 frames 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.


For & on behalf of CONSTRUCTION & DEVELOPERS CO.
Satinder 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.



Commissioner
Cum Competent Authority
Municipal Corporation, Hoshiarpur

Endst. No. _____ L.O.I/CMC/HSP/2015/Dated _____

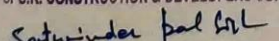
A copy of the above is forwarded to the following for information and necessary action:-


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.

c/s


Commissioner
Cum Competent Authority
Municipal Corporation, Hoshiarpur

For S.R. CONSTRUCTION & DEVELOPERS CO.


Partner/Manager


NARESH KHAJAN I.F.S.
Divisional Forest Officer
Hoshiarpur Forest Division
Hoshiarpur. 09-03-2015