



**Jalandhar Development Authority**  
SCO 41, Opp. DAC Complex, Ladowali Road, Jalandhar

**FORM APR-V**  
(See Rule No.13)

**Licence No. JDA-2015/21**

**Dated: 20.02.2015**

**LICENCE**

This licence is granted as per the provisions of Punjab Government Notification No.12/2/13-5HG2/3052 dated 21.08.2013 for the regularization of unauthorized colonies under Punjab Apartment and Property Regulation Act, 1995 to **Sh. Ranjodh Singh S/o. Sh. Surinder Singh, Village Jian, Adda Chabewal, P.O. Bassi Kalan, District Hoshiarpur** for setting up a colony namely "**Sant Enclave**" at **Village Jian (H.B.No.310) Tehsil & District Hoshiarpur, Area 15.15 Acres.** The area of the colony falls within **Potential Zone-6 (51)** as per Punjab Government Notification No.17/17/2001-5HG2/P.F./47962/1 dated 06-05-2013.

This licence is granted subject to the following conditions namely:-


1. The design and specifications of the development works to be provided in the colony shall include:-
  - (a) Metalling of roads and paving of footpaths, as per the Punjab Public Works Department specifications;
  - (b) turfing and plantation of trees; and
  - (c) street lighting.
2. The licensee shall enter into an agreement with the competent authority in Form APR IV within a period of thirty days of the grant of the licence.
3. The promoter shall deposit with the Competent Authority service charges under section 32 of the Punjab Apartment and Property Regulation Act, 1995.

COMPETENT AUTHORITY  
Chief Administrator  
Jalandhar

3/4/17  
Principal  
GOVT. SECONDARY SCHOOL  
Jian Chabewal (Hosr)



4. Promoter shall ensure to provide the Ground Coverage Area in the colony strictly in accordance with technically approved Revised Layout Plan Drawing No.VAASTU/902 dated 16-11-2013 by the Senior Town Planner, Jalandhar vide No.206 STP(J)/REC(H)S-1 dated 04-02-2015 and out of the total open area, 10% of the area shall be used for plantation of trees and appropriate landscaping congenial for livable neighborhood shall be ensured.
5. As per Punjab Government Notification No.17/17/2001-5HG2/PF/4255 dated 31-12-2013, the promoter will transfer the Pocket reserved for E.W.S. Scheme measuring 32983.23 Sq.ft. (3664.80 Sq.yd.) as marked in the Layout Plan in the name of Jalandhar Development Authority within one month from the date of issue of licence. The transfer of this land is fully exempted from stamp duty. In case the promoter fails to do so the licence shall be cancelled without any notice.
6. Promoter shall not launch sale of plots and issue any advertisement until the final approval is obtained from the Competent Authority.
7. The promoter will acquire balance title of the land within six months of the issue of the licence and no sale shall be affected unless title of the total land is acquired by the promoter.
8. As per Section-9 of the Punjab Apartment and Property Regulation Act, 1995, the promoter shall maintain a separate account in any scheduled bank of sums taken by him from persons intending to take or who have taken the apartments or plots, as advance, towards the sale price or for any other purpose or deposit and shall disburse the money for meeting the cost of development works, and shall on demand, in writing, by the competent authority make full and true disclosure of all transactions in respect of that account.

  
COMPETENT AUTHORITY

Chief Administrator

JDA, Jalandhar



9. The licence is valid for a period of three years commencing from 20.02.2015 and ending with 19.02.2018 and the licensee shall complete the development works within that period.
10. The licensee shall comply with the provisions of the Punjab Apartment and Property Regulation Act, 1995 and the rules made thereunder.
11. The licence issued to the promoter will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question and obtain any other permission required under any Act at his level.
12. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the colony is to be developed and instructions issued under Punjab Apartment and Property Regulation Act, 1995 and Rules framed thereunder as amended from time to time.
13. Demarcation of a colony as per approved layout plan shall be got checked and verified by the concerned Development Authority staff within three months from the date of issue of licence.
14. The zoning plan of the colony shall be submitted by the promoter within three month from the verification of the demarcation and further, approved by the Competent Authority with one month of its submission.
15. The promoter will obtain all statutory clearances/NOC's from all the concerned departments such as "PUNJAB POLLUTION CONTROL BOARD, PUNJAB STATE POWERCOM, P.W.D. (DRAINAGE DEPARTMENT), FOREST DEPARTMENT OR the concerned Municipal Corporation as the case may be, before the start of the development works of the colony at site, as per notification issued by the Punjab Govt., Housing and Urban Development Department vide No.2/3/92/5HG2/3189 dated 06-05-2008 and he will comply with the terms & conditions of the NOCs in toto. Violation of

COMPETENT AUTHORITY

Chief Administrator

UDA, Jalandhar



any conditions of the issued NOCs will attract the penal action under the relevant provisions of EAPR Act, 1995 and other relevant laws:-

- i) The terms & conditions as mentioned in letter No.762 dated 31-01-14 of the Environmental Engineer, PPCB, Jalandhar shall be complied with by the promoter and the promoter is bound to get the permission renewed from time to time.  
Promoter is also required to obtain N.O.C. from the PPCB under Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981 and Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant Act, before undertaking any development at site.
  - ii) Promoter is responsible to make the disposal of solid waste as per guidelines of the Pollution Control Board. He should get the prior approval from competent authority for the disposal of garbage. In case the disposal is made at his own, the proposal should be got approved from the JDA before the start of work.
  - iii) The project proponent will obtain the Environmental clearance as required under EIA Notification dated 14/09/2006.
16. The promoter is required to be registered under PVAT Act, 2005 (Provision of Section 2(t) and Section 21) and submit VAT registration number (TIN) issued by the Department of Excise & Taxation before launch of sale of plots.
  17. The promoter will make his own arrangements of independent water supply and ensure smooth supply of electricity and other requisite services in the colony at his cost.
  18. The promoter shall make provision for the disposal of rain/storm water of the proposed colony and shall not obstruct the flow of rain/storm water of the surrounding area. The rain water harvesting structure for the disposal of storm water will be provided as per the design approved by CGWB at his cost.

COMPETENT AUTHORITY

Chief Administrator

Jalandhar



19. The promoter will execute the remedial works from Xen (Drainage) concerned for control of floods at his own cost and road levels will be kept at least 0.45 Mtr. above HFL and also provide an earthen bundh or RCC retaining wall on other side of the colony in order to control the floods as remedial measures.
20. Promoter will also abide by the condition imposed by the Executive Engineer, Hoshiarpur Drainage Division, Hoshiarpur in his letter No.276-77 dated 28-01-2014. No treated or untreated water should be diverted in the nearby drain, choe/bein so that natural flow of the water in the drain/choe/bein is not obstructed and the natural environment is not affected. Promoter will make proper arrangements for disposal of the same. The promoter will be bound to pay the compensation to the surrounding localities, if any loss is caused during the course of execution of development works of the colony.
21. Promoter will abide by the conditions imposed by the Executive Engineer, Construction Division No.2, PWD (B&R), Hoshiarpur in his letter No.1235 dated 28-08-2012 that the development of the colony shall be done after leaving 30 meter strip from the P.W.D. boundary and that the material shall not be stacked on the road during the development of the colony and also that water of the colony should not be diverted towards the road.
22. Promoter will abide by the conditions of the check list conveyed by the Addl. S.E., Mahilpur Division, P.S.P.C.L. Mahilpur vide his Memo No.6731 dated 12.07.2012.
23. Promoter will obtain permission from the Forest Department, Government of India under Forest Act, 1980 and approval/NOC from Competent Authority to fulfill the requirements of notification dated 14.09.2006 of Ministry of Environment and Forest, Government of India before starting the development works of the colony.



24. Promoter will not undertake any sort of development activities on Forest Land if it forms a part of colony, unless NOC is obtained from Forest Department.
25. The proposed site is situated on Chandigarh-Hoshiarpur road and this road has been declared as protected forest. Promoter will have to get approval from the Forest Department regarding forest area as per letter No.373 dated 05-06-2012 of the Divisional Forest Officer, Hoshiarpur.
26. Promoter will also have to get approval from the Executive Engineer, Central Works Division in terms of Section 28 of The Control of National Highways (Land and Traffic) Act, 2002.
27. Promoter will be responsible i) to provide good quality work & workmanship as per norms/specifications, ii) storm water and sewerage disposal upto out fall, iii) plinth of buildings & roads crown levels w.r.t. H.F.L. & other hydraulic conditions, iv) to comply with the observations, if any raised by XEN, PWD (B&R) and Drainage & to provide portable drinking water.
28. Promoter will submit the Comprehensive proposal of ground water recharging along with drawings of recharging structures before the start of work.
29. The Plinth & Road Formation Level will be got approved from the S.E., JDA, Jalandhar and the promoter will supply the level sheet of the site and X-Section of roads, before the start of work.
30. The design and execution of development works in the colony shall be carried out strictly as per PWD/PUDA/MORT/ Public Health specifications as per prevailing provisions. All the materials to be used will conform to the latest BIS/ISI code duly ISI marked.



31. Promoter shall undertake and complete the internal development works under the supervision of a qualified & experienced engineer. He shall submit a certificate from the supervising engineer after the completion of all development works to the satisfaction of Competent Authority before issue of completion certificate.
32. The electric plan/load will be got approved from Punjab State Powercom Limited before execution of work as per their specifications/norms 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:-
  - a. L.D. system shall be laid down by the Developer as per standard design of the Board & IE Rules and detailed sketch of L.D. System alongwith specification of material shall be got approved by Developer from respective SE/Operation of the Punjab State Powercom and work shall be carried out strictly as per approved sketch.
  - b. Electrification work will be carried out as per the design and specification approved by the Punjab State Powercom as per the Indian Electricity Rules.
  - c. Promoter shall provide an independent street lighting on all the roads and underground cable shall be laid as per the norms of Punjab State Powercom.
  - d. The promoter shall not sell any plots under L.T. and H.T. transmission electric lines passing through the colony, if any, or shall get these lines shifted at his cost by applying to the concerned authority or existing electric lines passing over the plots have to be got shifted or realigned along the existing proposed roads in the colony.

COMPETENT AUTHORITY  
Chief Administrator  
UDA, Jalandhar



- e. Energy saving fittings shall be used in street lighting.
33. Promoter shall carry out and complete the development of land in accordance with the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (Control Act 33 of 1976) and other laws for the time being in force.
34. As per the interim orders of Punjab & Haryana High Court in C.W.P.No.18632 of 2005, promoter will provide minimum buffer of 15 meters green belt of broadleaf trees towards the air polluting industries, boundaries of which are located within 100 meters from the boundary of the colony.
35. The promoter will comply with the terms and conditions imposed in the L.O.I. issued vide No.CA-JDA-2014/753 dated 25-02-2014, permission regarding Change of Land Use issued by Chief Town Planner, Punjab vide his Memo No.3634 CTP(PB)SP-432 dated 24-05-2011, S.T.P., Jalandhar vide his letter No.3940 STP(J)/REC(H)S-1 dated 31-12-2013 and No.206 STP(J)/REC(H)S-1 dated 04.02.2015 and S.E., JDA vide letter No.JDA-SE/JAL/2014/1529 dated 12-06-14.
36. Promoter 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.
37. Promoter will ensure the minimum distance from nearby industry, Rice Sheller, Brick Kiln, Cold Store, if any, as prescribed by PPCB Department of Environment or other Competent Authority in this regard. Promoter will also comply with the conditions as prescribed in Notification No.3/6/07/STE(4) /2274 dt.25-07-2008 of PPCB.

COMPETENT AUTHORITY

Chief Administrator

Jalandhar



38. The promoter shall construct or to get constructed at his own cost schools, hospitals, community centres and other community buildings on the land set apart for this purpose or transfer such land to the State Government either free of cost or on payment of actual cost of development of land, as may be decided by the State Government in which case, the State Government shall be at liberty to transfer such land to any local authority or person or institution on such terms and conditions, as it may deem fit.
39. The promoter will transfer free of cost the non saleable open spaces like roads, parks etc. in favour of JDA in case the colony is situated outside the MC limits and in favour of the MC in case the colony is situated within such limits. This shall be done before the expiry of licence or earlier, onus of maintaining the open spaces including parks & roads for a period of five years from the issue of completion certificate shall continue to remain with the promoter even after the transfer of non saleable open spaces like roads, parks, etc.
40. The promoter shall develop the colony as single unit after taking licence under the Punjab Apartment and Property Regulation Act, 1995 and shall not bifurcate the site.
41. The promoter shall be responsible for any kind of litigation regarding land in any court of law.
42. Revenue Rastas & Government Khals passing through the site, if any, shall be maintained as such and kept unobstructed.
43. The promoter shall connect the Water Supply, Storm water, drainage & sewerage of this colony with the storm water, drainage and sewer of concerned Municipal Corporation and provide these services to the colony at his cost till these are integrated with the services of Municipal Corporation.

COMPETENT AUTHORITY  
Chief Administrator  
JDA, Jalandhar



44. After receiving final payment of the plots, promoter will register conveyance deeds in favour of the allottees within 90 days.
45. As per orders of Hon'ble Punjab & Haryana High Court dated 25-04-2013 in C.W.P. No.18369 of 2012, promoter shall comply with the guidelines contained in the notification of Central Ground Water Authority (CGWA). As per the guidelines, the underground water shall not be used for construction purpose & use alternative sources such as surface water source or treated sewage from nearby Sewerage Treatment Plant for this purpose. The under ground water can be extracted only for the purpose of drinking by installing water meters on bore/tubewells to ensure the quantity of water extracted after getting permission from the D.C. concerned.
46. As per Notification No.12/2/13-5HG2/3052 dated 21-08-2013, the colony falls in A(iii) category, the promoter has deposited 10% of the compounding fee amounting to Rs.2,86,915/- vide D.D. No.292064 dated 03-09-2013 & D.D. No.620055 dated 23.04.14 for compounding the offence of Unauthorized Colony.
47. Promoter has paid the Punjab Urban Development Fund amounting to Rs.61,310/- vide bank draft No.620057, dated 22-04-14 & the Social Infrastructure Fund amounting to Rs.4,54,051/- vide bank draft No.620059, dated 22-04-14 in lump sum.
48. The promoter has also deposited Bank Guarantee No.3421ILG000114 dated 30-06-2014 for an amount of Rs.87,50,000/- (Valid upto 29.09.2018) issued by Punjab National Bank, Bassi Kalan, Hoshiarpur as 25% of the cost of development works of Rs.349.95 Lac. Promoter will be bound to submit additional bank guarantee as and when demanded by JDA within the stipulated period.



49. The promoter has to pay **Rs.75,89,750/- as EDC** @ of Rs.5.00 Lac per gross acre for residential area measuring 13.5787 acres, which comes to Rs.67,89,350 and Rs.12.00 Lac per gross acre for Commercial area measuring 0.667 acre, which comes to Rs.8,00,400/-, out of which Rs.11,38,463/- as 15% amount of EDC as per the revised policy of Govt. issued vide Notification No.17/17/2001-5HG2/PF/1815 dated 22-06-2010 & Notification No.17/17/2001-5HG2/P.F./47962/1 dated 06-05-2013, has been paid by the promoter vide D.D. No.620058 dated 22-04-2014. **Remaining 85% amount Rs.64,51,287/- shall be paid in 10 half yearly installments alongwith 10% interest per annum, as per the schedule given below:-**

Sr. No.	Due Date of Installment	Principle Due Amount (Rs.)	10% interest Amount (Rs.)	Total amount Due (Rs.)
✓1.	20.08.2015	6,45,126.00	3,87,077.00	10,32,203.00
✓2.	20.02.2016	6,45,129.00	3,48,372.00	9,93,501.00
✓3.	20.08.2016	6,45,129.00	3,09,664.00	9,54,793.00
✓4.	20.02.2017	6,45,129.00	2,70,956.00	9,16,085.00
✓5.	20.08.2017	6,45,129.00	2,32,248.00	8,77,377.00
✓6.	20.02.2018	6,45,129.00	1,93,540.00	8,38,669.00
✓7.	20.08.2018	6,45,129.00	1,54,832.00	7,99,961.00
8.	20.02.2019	6,45,129.00	1,16,124.00	7,61,253.00
9.	20.08.2019	6,45,129.00	77,416.00	7,22,545.00
10.	20.02.2020	6,45,129.00	38,708.00	6,83,837.00
	<b>Total</b>	<b>64,51,287.00</b>	<b>21,28,937.00</b>	<b>85,80,224.00</b>

3% penal interest (compounded) shall be charged in case of default on the defaulted amount in future, as per the policy and guidelines framed under the provisions of PAPR Act, 1995 and rules made thereunder and amended/ revised from time to time and in strict compliance of directions of the Competent Authority communicated even after the issue of licence. If the promoter opts to deposit the EDC in lump sum then 5% concession/rebate shall be given.

COMPETENT AUTHORITY  
Chief Administrator  
JDA, Jalandhar



50. The promoter has to pay **Rs.14,91,270/- as Licence Fee** @ Rs.1.00 Lac per gross acre for residential area measuring 13.5787 acres, which comes to Rs.13,57,870/- & Rs.2.00 Lac per gross acre for commercial area measuring 0.667 acre, which comes to Rs.1,33,400/-, out of which Rs.3,72,818/- as 25% of licence fee has been paid by the promoter Rs.3,23,400/- vide bank draft No.199635 dated 16-05-2012 & Rs.49,418/- vide bank draft No.620056 dt.22-04-14 in compliance to the Notification No.17/17/2001-5HG2/P-F/1815 dated 22.6.2010 & Notification No.17/17/2001-5HG2/P.F./47962/1 dated 06-05-2013. **Balance 75% Licence Fee amounting to Rs.11,18,452/- shall be paid in three half yearly installments alongwith interest @ 10% per annum, as per the schedule given below:-**

Sr. No.	Due Date of Installment	Principle Due Amount (Rs.)	10% interest Amount (Rs.)	Total amount Due (Rs.)
1.	20.08.2015	3,72,817.00	55,923.00	4,28,740.00
2.	20.02.2016	3,72,817.00	37,282.00	4,10,099.00
3.	20.08.2016	3,72,818.00	18,641.00	3,91,459.00
	<b>Total</b>	<b>11,18,452/-</b>	<b>1,11,846.00</b>	<b>12,30,298.00</b>

3% penal interest (compounded) shall be charged on the defaulted amount of licence fee in future, as per the policies and guidelines framed under the provisions of PAPR Act, 1995 and rules made thereunder and amended/ revised from time to time and in strict compliance of directions of the Competent Authority communicated even after the issue of licence.

51. In case any difference is noted in the charges calculated at any stage or revision of rates of EDC, Licence Fee and other charges or any other fees levied by the Government at a later stage, the same shall be paid by the promoter with interest within 30 days of the issue of demand letter.

COMPETENT AUTHORITY  
Chief Administrator  
JDA, Jalandhar

Page 12 of 14

4,10,099 -  
9,93.50/  

---


1403.600



52. If any of terms & conditions is left/misprinted, promoter will be bound to fulfill such conditions as and when informed.
53. The layout plan, project report, service plans and estimates are the part of agreement/licence.
54. In case of violation of any terms and conditions of licence as well as conditions of the CLU and Agreement, the Competent Authority can withdraw the approval and cancel the Licence under the provisions of the Punjab Apartment and Property Regulation Act, 1995.

Dated: 20.02.2015

Place : Jalandhar

  
**Competent Authority**  
COMPETENT AUTHORITY  
Chief Administrator  
JDA, Jalandhar

Sr. No.	Date of Renewal	Date of upto which renewed	Signature of the Competent Authority



Endst.No.CA-JDA-2015/

Dated:

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

1. Deputy Commissioner, Hoshiarpur.
2. Addl. Chief Administrator, JDA, Jalandhar.
3. Senior Town Planner, Jalandhar.
4. Superintending Engineer, JDA, Jalandhar. He is requested to ensure:-
  - i. that no development works at the site are started until the requisite N.O.Cs from different departments as per condition No. 15 of the licence are obtained by the promoter.
  - ii. that the plots under the electric lines are not sold by the promoter until the shifting of these lines as per condition No.32 (d) of the licence.
5. Divisional Engineer(R), JDA.
6. Environmental Engineer, Punjab Pollution Control Board, Hoshiarpur.
7. Executive Engineer, Hoshiarpur Drainage Division, Hoshiarpur.
8. Addl. S.E., P.S.P.C.L., Mahilpur Division, Mahilpur, Distt. Hoshiarpur.
9. Divisional Forest Officer, Hoshiarpur.
10. Executive Engineer, Construction Division No.2, P.W.D. (B & R Branch), Hoshiarpur.
11. Senior Accounts Officer, JDA, Jalandhar.
12. Tehsildar, Hoshiarpur.

Attested  
3/4/17  
Principal  
GOVT. SECONDARY SCHOOL  
Jian Chabbewal (Hoshiarpur)

Competent Authority