

GREATER MOHALI AREA DEVELOPMENT AUTHORITY  
PUDA BHAWAN SEC-62, SAS NAGAR.

FORM APR V  
(See Rule 13)

License No. LDC-15/2014

LICENSE TO DEVELOP A COLONY

This license (No. LDC- 15 /2014) is granted under the Punjab Apartment & Property Regulation Act, 1995 to M/S PACL Limited, SCO No. 76, Phase-9, Mohali for developing land as residential colony township namely " Pearls City " at Village Manak Majra, Sector 96, Distt. S.A.S. Nagar measuring an area of 41.92 Acres and as shown in Layout Plan Drawing No. DC/PACL/LP-01 dated 05-02-2013.

This license is further 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 Public Works Department specifications;
  - B) Turning 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 license.
3. The licensee shall deposit with the Competent Authority, service charges under section 32 of the Punjab Apartment & Property Regulation Act, 1995.



4. In the layout plan of the colony, the land reserved for roads, open spaces, schools, public & community building etc. and other common uses i.e. non saleable area shall not be less than 45% (as per approved layout plan) of the gross area of the land under the colony.
5. The Licensee shall get the building plans sanctioned from the concerned competent authority i.e. Estate Officer, GMADA before the start of construction at site.
6. The licensee shall not contravene the provisions of any other law for the time being in force in the area where the colony is being developed.
7. The licensee shall maintain a separate account in any Schedule 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.
8. The license is valid for a period of three years commencing from 10-01-2014 and ending with 09.01.2017 and licensee shall complete the development works within this period.



9. The Licensee shall comply with the provisions of the Punjab Apartment & Property Regulation Act, 1995 and the rules made there under.
10. The licensee shall carry out and complete the development of the land in accordance with the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 (Central Act 33 of 1976) and other laws for the time being in force.
11. The Promoter shall not use under ground water for construction of development works. He should also incorporate such condition in the allotment letter of plots / apartments directing the allottees not to use the under ground water for construction purpose in the notified area. They shall use surface water sources or treated sewage from nearby Sewage Treatment Plant.
12. The Licensee shall comply with All the terms & conditions of the license which are part of agreement and Letter of Intent, including those mentioned at clauses (i) to (xlii) as appended at Annexure-

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Dated 31-12-13  
Place: S.A.S. Nagar

  
Chief Administrator  
(exercising the powers of competent authority)



(Annexure-1)

**Greater Mohali Area Development Authority.**  
**Supplementary Terms & Conditions (License No. LDC- 15 / 2014)**

- i) The Licensee shall get the Road level approved from the Superintending Engineer of GMADA, SAS, Nagar before the start of work.
- ii) The Licensee shall get the Scheme approved from the Chief Engineer GMADA for disposal of treated water available from the Sewage Treatment Plant, before the start of work.
- iii) The specifications to be adopted at the site for the construction of roads should be as circulated by the Chief Engineer, GMADA or as per the requirements of Ministry of Roads, Highways and Transportation (MORHT), Government of India.
- iv) The Licensee will get the building plans approved including all engineering services before the start of work at site from E.O., GMADA and concerned Engineering Wing of GMADA.
- v) Plinth level will be kept at minimum 0.45 mtr. above the road formation level.
- vi) The electrification scheme of the colony will be as per the design and specifications approved by the Electrical Department of GMADA and the execution of the same shall be carried out under its strict supervision. Similarly, the Licensee will take prior approval of the electric plan/power load before the execution of work.
- vii) The Licensee will obtain a final / confirmed No objection Certificate from the PSPCL within 90 days from the issue of this License, failing which penal action shall be initiated against the Licensee under the relevant provisions of PAPR Act, 1995 and rules made there under.
- viii) All the development works will be executed strictly as per PWD/GMADA/MORHT specifications.
- ix) Whenever the estate services like water supply, storm and sewerage system is laid in the periphery by GMADA or any authority the Licensee of the colony will integrate the same with these services at his own expenses, as per rules and with the prior permission from the authority, if required under the applicable rules.
- x) All the material to be used will conform to BIS code and shall be of specified ISI code with latest amendments.

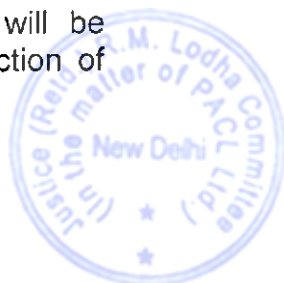


- xi)** The rain harvesting structures for the disposal of storm water will be provided as per design approved by Central Ground water Board (CGWB), before the execution of work.
- xii)** The Licensee will be responsible to provide (a) good quality of work as per norms/specifications; (b) storm water & sewerage disposal till out fall, (c) Plinth of buildings & road crown levels w .r. t. H.F.L. & other hydrological Conditions, (d) to comply with the observations, if any, raised by the Executive Engineer, PWD (B&R) and Drainage and to provide potable drinking water.
- xiii)** The layout plan and the estimates are a part of the Agreement/ License. However the licensee shall get the building/Services plans sanctioned from the concerned competent authority before the start of construction at the site.
- xiv)** The Licensee will obtain No Objection Certificate from Punjab Pollution Control Board before the expiry of six months and the requisite Environmental impact Assessment Clearance, if any, as mandated by Ministry of Environment & Forests, Government of India Vide its notification dated 14.09.2006 before the start of work, failing which penal action against the Licensee shall be initiated as per the provisions of PAPR Act, 1995 and other relevant laws.
- xv)** The License will be governed by the provisions of the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981, and rules made there-under.
- xvi)** The demarcation of the layout plan will be done within two months from the date of issue of this License along with the reconciliation of all discrepancies, if any, before getting architectural controls, integrated zoning plans of commercial area, residential and other buildings approved by the Competent Authority within three months of the issue of this License.
- xvii)** The Licensee shall transfer free of cost the non-saleable open space like roads, parks, etc. (excluding the area under schools & Community Centers) in favour of GMADA, in case the colony is situated outside the limits of Municipal Council and in favour of the concerned Municipal Council, in case the colony is situated within Municipal limits. This shall be done before the expiry of this License or issue of the Completion certificate, whichever is earlier. Such transfers shall be exempted from the payment of stamp duty. However, the onus of maintaining such open spaces including parks and roads for a period of five years from the issue of completion certificate shall continue to remain with the Licensee even after the transfer of such non- saleable areas.



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- xviii) The Building plans will be approved by the Estate Officer, GMADA as per the applicable bye-laws i.e. GMADA Building Bye-laws for colonies located outside the municipal limits & the Bye-laws of the concerned ULB for colonies located within the municipal limits.
- xix) The Licensee will deposit the EDC as per the provisions of PAPR Act, 1995 and rules made there under and in strict compliance of directions of the Competent Authority Communicated from time to time.
- xx) The Licensee will abide by the conditions of all the No Objection Certificate (NOC) issued or to be issued by any authority/Department or Government Department such as PPCB, GMADA, Electricity, Forests, Drainage etc. and any violation of any condition of such NOC will attract penal action under the relevant provisions of PAPR Act, 1995 and relevant laws. In case any NOC by any Department is yet to be issued, it shall be ensured by the Licensee that any conditions imposed by such NOC would be complied with. In case any department refuse to grant you NOC, this license shall automatically be cancelled. Copies of conditional NOCs issued by Forest Department vide their letter No 295 dated 15/04/13, Punjab State Power Corporation Vide their letter No. 2352 dated 05/07/12, Punjab Pollution Control Board Vide their letter No 1849 dated 11/04/12, Chief Engineering/Drainage Irrigation Works Punjab, Chandigarh Vide their letter No. 2590 dated 6/09/2012, Chief Engineering GMADA vide their letter No. 59 dated 16/04/2012 are hereby attached for strict compliance by you of the conditions imposed in the said letters .
- xxi) The Licensee will construct or get constructed at his own cost schools, hospitals, community centers and other community building on the land set apart for this purpose or transfer such land to the State Government at any time 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 will be at liberty to transfer such land to any local authority of any person or institution on such terms and conditions, as it may deem fit.
- xxii) The Licensee will make his own arrangements for providing water supply; installation of sewerage treatment plant, ensuring smooth power supply and other requisite services for the colony at its own cost. It will also be ensured that such costs are included in the estimates and no earth excavation will be allowed from the plot by the Licensee for the construction of roads.



- xxiii) After receiving final payment of the plot, the Licensee will execute a conveyance deed in favour of allottee within a period 90 days from the date of such final payment.
- xxiv) If required, the Licensee will connect the storm water, drainage & sewerage of his residential colony with the storm water, drainage and sewer of GMADA / any other Department at its own cost as and when these services are laid by GMADA/ any other Department and also provide water supply and sewerage service to the colony at its own expenses till it is integrated with the service of GMADA.
- xxv) The Licensee will not undertake any development activity on Forests land without getting requisite prior permission from Govt. of India under Forest Conservation act 1980.
- xxvi) The Licensee will neither construct nor undertake any developmental activities under High Tension (HT) Power lines passing through the colony unless these lines are shifted/ adjusted at its own cost.
- xxvii) The Licensee will not use any access to any roads without the requisite permission from the concerned authority and will have no claim/ objection on GMADA for such access.
- xxviii) If at any later stage, any services from GMADA or any other authority are required, the licensee shall obtain NOC from concerned Authority.
- xxix) The Licensee will comply with the conditions for change of land use issued vide letter No. 5431 dated 02-08-2011 and conditions imposed in the approval of layout plan by Senior Town Planner, Punjab vide letter No. 1814 dated 28-03-2013 (Copies attached)
- xxx) The revenue pathway (rastas) ,minor canals (khal) and choe passing through the colony shall be maintained as such by the licensee and mandatory no construction zone shall be maintained by the licensee as determined by the concerned deptt.
- xxxi) It shall be ensured by the licensee that the development of the colony is started only after all the clearances are given by various departments of the Government and such development works are as per the approved plans.
- xxxii) In case any difference in the charges leviabale and paid is detected at any stage or in case there is any revision of rates of EDC, CLU, License fees fixed by the Government, the same shall be paid by the licensee within a period of 30 days of the issue of such notice seeking payment of revised charges.



- xxxiii) As mandated by the interim orders passed by the Hon'ble Punjab & Haryana High Court in CWP No.18632 of 2005, the licensee shall provide a buffer of 15 meters green belt towards the air-polluting industries, in case the boundary of this colony is located within 100 meters from the boundary of any such air polluting industry. Further, the licensee shall also abide by any final direction passed by the Hon'ble Court in this regard.
- xxxiv) Before the start of the work on the site, the licensee shall take permission in writing from PPCB, Punjab State Power Co. Ltd (PSPCL), Department of forests and Department of Drainage etc. as mandated by the Notification No.2/3/92/5HG2/3189 dated 06.05.08 issued by the Department of Housing & Urban Development, Punjab.
- xxxv) The licensee shall get prior approval of the detailed comprehensive proposal for the disposal of treated sewage water from GMADA / any other Authority before execution and start of work.
- xxxvi) The licensee will get the Detailed building plans/ layout plan including all engineering services approved from the Engineering Wing, GMADA/ E.O. (GMADA) before the start of the work.
- xxxvii) The licensee shall provide suitable site for a separate sub-station within this colony, if required by Punjab state power corporation ltd (PSPCL), in reference to its memo No. 2352 Dated 5-7-2012.
- xxxviii) The Licensee shall reserve 10% of apartments for Economically Weaker Section as per rule 4 of PAPRA Rules and these apartments shall be completed and allotted to eligible persons within 24 months of the issue of this license.
- xii) You will obtain permission u/s 143 (2) of Punjab Regional & Town Planning Development (Amendment) Act, 2006 from Additional Chief Administrator, Mohali regarding access to the colony before the start of construction, in case access is taken from any scheduled road.
- xi) You shall get and furnish clearance from Airport Authority of India/ Ministry of Defence regarding height of the building and submit the same in this office and in the office of E.O. (GMADA) before approval on the concept plan.





- xli) The licensee would have a website where the layout plan approved by Chief Town Planner, Punjab shall be exhibited for the customers along with the license issued to him. In case of non-compliance, the authority would reserve the right to withdraw the License as well as initiate action against the developer.
  
- xlii) The Promoter shall not use under ground water for construction of development works in the notified area. He should also incorporate such condition in the allotment letter of plots / apartments directing the allottees not to use the under ground water for construction purpose. They shall use surface water sources or treated sewage from nearby Sewage Treatment Plant.

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**Chief Administrator**  
**(exercising the powers of competent authority)**

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