



GREATER LUDHIANA AREA DEVELOPMENT AUTHORITY (GLADA)
Near Rajguru Nagar, Ferozepur Road, Ludhiana

To

M/s Gaurav Land Developers And Colonizers Pvt. Ltd.
Village Bholapur, Adjoining Garden City,
Chandigarh Road, Ludhiana.

Memo No. CA/GLADA/LDH/2025/ 1032

Dated: 8-5-25

Sub Renewal of License - Affordable Group Housing Project - The Eastern Park by Garav Basera, Area 7.641 acres, Village Bholapur Chandigarh Road Ludhiana (License No. 2019/15).

Ref: Your Applications dated 19.03.2025.

The Period of Renewal of License No. 2019/15 issued on dated 06.05.2019 is hereby Extended for two years with effect from/to :

06/05/2025 to 05/05/2026

The Terms and Conditions of the original license will remain the same. You are directed to complete the entire development works within the above extended period positively. You shall also bound to deposit the amount if any difference arises in renewal fee and other charges levied or to be levied by Punjab Govt. from time to time.

**Chief Administrator,
GLADA, Ludhiana. A1**



**FORM APR V
(Rule 13)**

**License No. LDC/PBIP/CAPA(HUD)/2019/15
Dated 06.05.2019**

LICENSE TO DEVELOP A COLONY

This License No. LDC/PBIP/CAPA(HUD)/2019/15 is hereby granted under the provisions of The Punjab Apartment & Property Regulation Act (PAPRA) to **Gaurav Land Developers & Colonizers Pvt. Ltd.** for Residential Purpose (Group Housing project under Affordable Colony Policy, 2018) as per CLU approval letter no. PBIP/CAPA(HUD)/2018/1117, dated 25.05.2018 issued by the Competent Authority Project Approval HUD, PBIP at **Village- Bholapur (H.B. No.238), Tehsil & District Ludhiana** for an area of **61 Kanal-2.56 Marla (7.641 acres)** as per approved Revised Layout Plan Drawing No. CD-102, Ka-939/2 dated 14.12.2018 (copy attached).

This License is subject to the following conditions: -

1. The promoter shall fulfill all the conditions imposed in CLU letter, Layout/Site Plan approval letter no. PBIP/CAPA(HUD)/2019/146 dated 06.05.2019 and conditions imposed at the time of approval/NOC issued or to be issued by the various other departments as per the undertaking submitted dated 22.02.2019.
2. The promoter shall be bound to comply with all the terms & conditions of the license and supplementary terms and conditions (Annexure-'A') along with those which are part of agreement as per Form- IV.
3. The License is valid for a period of **five years** commencing from 06.05.2019 and ending with 05.05.2024. The Licensee shall complete the development works within the validity period of the license and shall take the completion certificate as per the provisions of the PAPR Act and rules made thereunder and all other notifications issued in this regard by the Department of Housing and Urban Development (HUD).

PUNJAB BUREAU OF INVESTMENT PROMOTION

DEPARTEMENT OF INVESTMENT PROMOTION

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4. The Licensee shall enter into an agreement with the Competent Authority in Form APR IV within a period of thirty days from the grant of the license as per the provisions of PAPRA.
5. The Licensee shall be responsible for developing the Colony as per the provisions of the Master Plan Ludhiana and as per the stipulated norms/notifications of the Department of HUD and further as per the provisions of the PAPRA and rules made thereunder.
6. The Licensee shall develop the Colony as per the approved Revised Layout/Site Plan Drawing No. CD-102, Ka-939/2 dated 14.12.2018. In case there is any change in Layout/Site Plan during demarcation w.r.t. dimensions and proposals of Master Plan, then the licensee is bound to get the revised Layout Plan sanctioned from the Competent Authority.
7. The Licensee shall carry out all directions issued by the Competent Authority for ensuring due compliance of the execution of approved layout and the development works therein and to permit the competent authority or any officer authorized by it to inspect such execution.
8. The Licensee shall get the detailed Service Plans including all Engineering services plans/estimates approved from the Competent Authority before the start of work at site as per the approved Layout Plan. In case of any discrepancy, the Licensee shall get the revised service plans sanctioned from the Competent Authority.
9. The applicant shall start the development works only after taking the road/services level of project site from the concerned Development Authority and shall develop the Project as per the approved Service Plans by the Engineering wing of concerned Development Authority. In case of any discrepancy, the Licensee shall get the reconciliation done and get the Revised Layout Plan sanctioned from the Competent Authority.
10. The Licensee shall get the approval of Building Plans from the Competent Authority before start of construction at site and all other mandatory approvals of all other Departments required for Building construction before start of construction at site.
11. The Licensee shall be responsible for development/construction of the EWS component/blocks as per approved layout plan and shall be responsible for bearing the cost of maintenance of lift and provision of 100% power backup to lifts at his own cost



throughout the life of structure. Further as per the undertaking dated 06.03.2019 submitted by the authorized signatory i.e. Managing Director of the Licensee that they shall be responsible for ensuring the routine maintenance cost of all the elevators including electricity bills for EWS category apartments numbering 90 (ninety) throughout the life of the building/apartments.

12. The Licensee shall obtain the Completion/Occupancy Certificate for the project from the Competent Authority within the validity period of license as per the provisions/ procedure laid under the PAPR Act or as issued by the Deptt. Of HUD from time to time before offer of possession.
13. The applicant shall get all the requisite permissions/NOCs from all the concerned departments under any other Act/Rules before the start of development works/construction at site.
14. 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.
15. The Licensee shall obtain and submit clearance from Airport Authority of India/ Ministry of Defence regarding height of the building at the time of submission of the Building Plans.
16. The Licensee shall comply with the provisions of the Punjab Apartment & Property Regulation Act, 1995, as amended from time to time and the rules made there under.
17. The License shall abide by the terms and conditions of NOC of Drainage department issued by Chief Engg./Drainage, Department of Water Resources, Punjab vide letter no. 922-24 dated 11.03.2019 (copy attached).
18. The Licensee shall maintain a separate account in any Scheduled Bank of sums/amount taken by him from persons intending to take or who have taken the apartments, 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 related to his project authenticated by Architect, Engineer and CA and shall on demand, in writing, by the Competent Authority, make full and true disclosure of all transactions in respect of that account.
19. The Licensee shall not use under-ground water for construction/ development works in the notified area and this condition shall also be incorporated in the allotment letter of



plots / apartments directing the allottees not to use the under- ground water for construction purpose and use surface water sources or treated water from nearby Sewage Treatment Plant.

20. The Licensee shall get his project registered with Real Estate Regulatory Authority under RERA Act, 2017 and shall abide by all the provisions of RERA Act, 2017 or as amended from time to time/Rules made thereunder or as amended from time to time.
21. The Licensee shall obtain the requisite Environmental Impact Assessment Clearance, as mandated by Ministry of Environment & Forests, Government of India vide its notification dated 14.09.2006 before the start of work.
22. The Licensee shall be responsible to deposit all/any other charges levied or to be levied by this department or any other department at any stage/time during the validity period of this License.
23. The licensee shall handover the possession of flats only after obtaining the Completion Certificate and Occupancy Certificate of individual apartments/flats.
24. The Licensee has submitted the Bank Guarantee no. 2416ILG001119 dated 22.03.2019 of Rs.1,89,00,000.00/- (Rupees One Crore Eighty-Nine Lakhs Only) in favor of Chief Administrator, Greater Ludhiana Area Development Authority, GLADA Bhawan, Ferozepur Road, Ludhiana against 35% estimated cost of Internal Development Works of the project amounting to Rs. 5,37,39,000/- (Rupees Five Crore Thirty-Seven Lakh Thirty-Nine Thousand Only) duly approved/vetted by the competent authority of GLADA vide their letter no. SE/GLADA/2018/2601 dated 25.07.2018. In case after the approval of the revised Service Plans as per approved Revised Layout/Site Plan from the Competent Authority, any variation in Bank Guarantee amount arises, the Licensee shall pay the difference in form of additional Bank Guarantee as per the undertaking submitted by the licensee dated 08.04.2019.



25. The licensee has deposited Rs. 2,82,000/- as balance of CLU charges, Rs. 61,845/- as Revised Layout/Site Plan Scrutiny fee, 10% of the total EDC charges (Rs.3,29,27,700/-) i.e. Rs 32,92,770/-, 10% of total license fee (30,53,265/-) i.e. Rs. 3,05,327/-, Urban Development Fund amounting to Rs. 1,90,615/- & 10% of total Social Infrastructure fund (Rs. 15,26,611/-) i.e. Rs. 1,52,662/- as per receipt No. PBIP-2373 & PBIP-2374 dated 05.04.2019.
26. The payment schedule for the balance 90% charges of CLU/EDC/LF/SIF is attached (Annexure 'B') and the licensee is bound to pay the charges as per this schedule. Further, the Licensee has submitted the Bank Guarantee no.2416ILG001019, dated 22.03.2019 amounting to Rs. 4,27,00,000/- (Rs. Four Crores Twenty-Seven Lakhs Only) in favour of Chief Administrator, Greater Ludhiana Area Development Authority, GLADA Bhawan, Ferozepur Road Ludhiana against 90% of the balance installments of EDC, LF and SIF.
27. In case of any difference in charges/installments/Bank Guarantee found during any audit, the licensee shall be bound to pay the difference within 30 days from the date of issue of demand letter.
28. If any of the above conditions and Supplementary Terms & Condition (Annexure 'A') and conditions mentioned in agreement are not complied with, due action shall be taken as per the provisions of PAPR Act or any other Law in force.

Dated 6/5/19

Place: Chandigarh


Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP
(Exercising the powers of Competent Authority)




No.PBIP/CAPA(HUD)/2019/

Dated:

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

- i) Chief Administrator, PUDA Bhawan, SAS Nagar.
- ii) Chief Administrator, GLADA, with a copy of approved Revised Layout/Site plan, Bank Guarantee no.2416ILG001019, dated 22.03.2019 of Rs. 4,27,00,000/- in favour of Chief Administrator, Greater Ludhiana Area Development Authority, GLADA Bhawan, Ferozepur Road, Ludhiana against 90% of the balance instalments of EDC, LF and SIF and Bank Guarantee no. 2416ILG001119 dated 22.03.2019 of Rs. 1,89,00,000.00/- in favour of Chief Administrator, Greater Ludhiana Area Development Authority, GLADA Bhawan, Ferozepur Road, Ludhiana against 35% estimated cost of Development work of the project.
- iii) ACA, GLADA with the request to verify charges and bank guarantees and differences if any, may be recovered at your level under intimation of this office.
- iv) Nodal officers of PPCB, PSPCL, Department of Forest, Drainage, PBIP, Chandigarh.
- v) Senior Town Planner, Ludhiana.
- vi) Chief Engineer, GLADA, Ludhiana along with three sets of service plans submitted by the Licensee.
- vii) Estate Officer Plots & Estate Officer Regulatory, GLADA, Ludhiana.


Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP
(Exercising the powers of Competent Authority)

**(Annexure-‘A’)****License No. LDC/PBIP/CAPA(HUD)/2019/15****Dated- 6.5.2019****Issued to:** Gaurav Land Developers & Colonizers Pvt. Ltd., Village- Bholapur (H.B.No.238),
Tehsil & District- Ludhiana.**Supplementary Terms & Conditions**

- I. Licensee shall get the Road levels/plinth level approved from the Engineering wing, GLADA, Ludhiana before the start of work.
- II. The Licensee shall get the Scheme approved from the Competent Authority for disposal of treated water available from the Sewage Treatment Plant before the start of work.
- III. The Licensee shall get the detailed building plans including all Engineering services plans approved from Competent Authority before the start of work at site.
- IV. The electrification scheme of the colony will be as per the design and specifications approved by the Electrical Department of GLADA and PSPCL and the execution of the same shall be carried out under strict supervision of the Competent Authority. Similarly, the Licensee will take prior approval of the electric scheme/power load before the execution of work.
- V. The Licensee shall obtain a final No Objection Certificate from the PSPCL.
- VI. All the development works will be executed strictly as per PWD/GLADA or any other competent authority specification.
- VII. The licensee shall obtain NOC from the Fire Deptt. and shall submit at the time of approval of Building Plans.
- VIII. Whenever the services like water supply, storm and sewerage system are laid in the periphery by GLADA or any other authority, the Licensee of the colony shall integrate the services provided in the Colony with these services at his own expenses as per rules and with the prior permission from the Authority, under the applicable rules.
- IX. The Licensee shall be responsible for installing STP for the treatment of sewage/effluents as per the norms laid down by the PPCB or any other department.

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- X. All the materials to be used will conform to BIS code and shall be of specified ISI code with latest amendments.
- XI. The licensee shall obtain/renew the NOC/ Permission of PPCB at his own level.
- XII. The rain water harvesting structures for the disposal of storm water shall be provided as per design approved by Central Ground Water Board (CGWB) before the execution of work.
- XIII. The Licensee shall be responsible to provide (a) good quality of work as per norms/specifications (b) storm water & sewage disposal till out fall (c) Plinth of buildings & road crown levels w.r.t. H.F.L. & other hydrological conditions and to comply with the observations, if any, raised by the Executive Engineer, PWD (B&R) and Drainage (d) to provide potable drinking water.
- XIV. The layout/site plan and the estimates are a part of the Agreement/ License. However, the licensee shall get the detailed Services plans/estimates sanctioned from the concerned Competent Authority as per approved revised plans before the start of construction at the site. Variations, if any, shall be got amended and approved from Competent Authority.
- XV. The Licensee 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 licensee shall get demarcation of the layout plan done and in case of any discrepancy during demarcation, the reconciliation shall be done before getting Architectural Controls, integrated Zoning Plans of commercial area, residential and other buildings approved by the Competent Authority.
- XVII. The Licensee shall transfer free of cost the non-saleable areas open spaces roads, parks, utilities etc. in favor of GLADA or Residents Welfare Association(RWA) or any other local authority as per provisions of the PAPRA or as amended from time to time or as prescribed by the Government from time to time. This shall be done before the expiry of License or issue of the Completion Certificate, whichever is earlier. However, the onus of maintaining such common area/open spaces/utilities 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.

- XVIII. Constitution of RWA is mandatory as per provisions of PAPRA and the maintenance of common areas shall be the responsibility of RWA after handing over these areas to RWA.
- XIX. The Licensee shall get the Building plans approved from the competent authority as per the applicable bye-laws i.e. Building Bye-laws of HUD for colonies located outside the municipal limits & the Bye-laws of the concerned ULB for colonies if located within the municipal limits.
- XX. The Licensee shall abide by the conditions of all the No Objection Certificates (NOCs)/ approvals issued **(copies attached)** or to be issued by any Authority/Department. Violation of any of the conditions of any NOC/ approval will attract penal action under the relevant provisions of PAPRA and relevant laws. In case any NOC/approval by any Department is yet to be issued, it shall be ensured by the Licensee that any conditions imposed by such NOC/approval would be complied with. In case any department refuses to grant NOC/ approval, the licensee shall immediately inform the competent authority for taking appropriate action.
- XXI. The Licensee shall abide by all the terms and conditions mentioned in LOI issued vide letter No. PBIP/CAPA(HUD)/2018/92, dated 14.03.2019.
- XXII. The Licensee shall be responsible for construction of community buildings in the said colony on the land set apart for this purpose or transfer such land to the State Government at any time as may be decided by the State Government.
- XXIII. The Licensee shall make his own arrangements for providing water supply, installation of sewage treatment plant ensuring smooth power supply and other requisite services for the colony at its own cost. It shall also be ensured that such costs are included in the estimates.
- XXIV. No earth excavation will be allowed from the plot by the Licensee for the construction of roads.
- XXV. The licensee shall execute a conveyance deed in favor of allottees after getting requisite approval as per provisions of the PAPRA or as amended from time to time.



- XXVI. The Licensee shall connect the storm water, drainage & sewerage of his colony with the storm water, drainage and sewer of GLADA / any other Department/authority at its own cost as and when these services are laid by Concerned Development authority and also provide water supply and sewerage service to the colony at its own expenses till it is integrated with the services of Authority. However, installation of any treatment plant for sewage/effluent shall be the responsibility of the promoter. The licensee shall be responsible for discharge of sewage/effluent of his colony to the satisfaction of the Concerned Authorities.
- XXVII. The Licensee shall not undertake any development activity on Forest land / Govt. land/ Panchayat land etc., (if applicable), without getting requisite prior permission from the concerned Department of Govt. of India and State of Punjab under the relevant Acts.
- XXVIII. The Licensee shall neither construct nor undertake any developmental activities under High Tension (HT)/ Power lines if any passing through the colony unless these lines are shifted/ adjusted at its own cost, if required.
- XXIX. The Licensee shall neither construct nor undertake any developmental activities under revenue rastas passing through the site without getting approval from the concerned authority.
- XXX. The Licensee shall not use any access to any roads without the requisite permission from the concerned authority, if required, and will have no claim/ objection on GLADA/PBIP for such access.
- XXXI. The minor canals (khal) and choe, if any, passing through the colony shall be maintained as such by the licensee and mandatory No Construction Zone/Green Buffer Zone shall be maintained by the licensee as determined by the concerned departments and as per approved Layout Plan.
- XXXII. 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.



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XXXIII. 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. 65 Dated 29-01-2018.

XXXIV. The licensee would have a website where the Revised Layout/Site Plan/Building Plans approved by the Competent Authority shall be exhibited for the customers along with the license issued to him as per the provision/norms/rules of PAPRA and RERA.

In case of non-compliance of any of above conditions, the authority would reserve the right to withdraw the License as well as initiate action against the developer.


**Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP
(Exercising the powers of Competent Authority)**

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