



Issued To: Gaurav Land Developers & Colonizers
Private Limited
District: Ludhiana

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Subject: Approval of Building Plans for Gaurav Land Developers & Colonizers Pvt. Ltd. at Village Bholapur (H.B.No.238), Tehsil & District Ludhiana on an area of 61 Kanal-2.56 Marla (7.641 Acres).

Reference: Your application for approval of building plans dated 30.10.19 and corrected building plans received on 17.03.2020 and 11.6.2020.

Change of Land Use to Gaurav Land Developers & Colonizers Pvt. Ltd., at Village- Bholapur (H.B. No.238), Tehsil & District Ludhiana on an area of 61 Kanal-2.56 Marla (7.641 acres) has been granted by PBIP/CAPA(HUD)/2018/1117, dated 25.05.2018 for Residential Purpose (Group Housing Project) under Affordable Colony Policy-2018.

Thereafter, License was issued in this regard u/s 5 of PAPRA 1995 vide letter no. LDC/PBIP/CAPA(HUD)/2019/15 dated 06.05.2019 along with approval of Revised Layout/Site Plan (drawing no. CD-102, Ka-939/2 dated 14.12.2018) vide letter no PBIP/CAPA (HUD)/2019/146 dated 06.05.2019 and Zoning Plan (drawing no. ka/cd-104(R1) dated 16.03.2019) vide letter no PBIP/CAPA(HUD)/2019/221 dated 26.06.2019.

The Building Plans of the said project submitted in the Punjab Bureau of Investment Promotion have been scrutinized and are hereby approved subject to the following terms and conditions:

1. The Applicant shall abide by/fulfill all the conditions imposed in C.L.U letter, License issued along with supplementary Terms and Conditions (Annexure-A) , Revised Layout/Site Plan Approval letter and Zoning Plan Approved letter along with conditions of any other Approval/N.O.C issued or to be issued by other departments.
2. The construction of building shall be done as per the approved Building Plans in compliance with the Building Rules 2018 under the supervision of concerned registered and concerned Structural Engineer Er. as per Form 'B' submitted.
3. The Applicant along with the Architect/Structural Engineer shall be solely responsible for the Structural Stability of the building as per the Structural Stability Certificate Form 'B' submitted by concerned Structural Engineer.

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PUNJAB BUREAU OF INVESTMENT PROMOTION
DEPARTMENT OF INVESTMENT PROMOTION
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4. The Applicant shall obtain the approval of Revised Service Plans/Revised Estimates from the Competent Authority i.e. GLADA based on approved Revised Layout/Site Plan (Drawing no. ka-cd 102 dated 14.12.2018 and further revised on 08.02.2020) and construction/development shall be done strictly in accordance with the approved Revised Service Plans, Further as per Applicant's undertaking dated 08.04.2019 submitted, the Applicant shall provide additional bank guarantee of additional amount (difference of 35% of cost of Internal Infrastructure Development duly approved by GLADA).
5. The Applicant shall start the development works/construction on site only after getting the site demarcated and after taking the Road/Plinth/Services levels from the concerned Competent Authority.
6. The Applicant shall obtain the Plinth level certificate from the concerned Competent Authority.
7. The Applicant shall obtain any other permission required under any other Act/Law from any other Department before start of construction at site.
8. The Applicant shall abide by the conditions of provisional Fire NOC dated 19.09.2019.
9. The Applicant shall abide by the conditions of NOC of Airport Authority of India issued vide AAI/RHQ/NR/ATM/NOC/2017/351/2001-2004 dated 08.12.2017.
10. The Applicant shall abide by the conditions of NOC of Drainage vide letter no. 922-24/2flood/2019 dated 11.03.2019.
11. In compliance with the directions of Chief Town Planner, Punjab dated 13.03.2019 regarding EWS housing to be constructed and sold by the Applicant under Affordable Colony Policy-2018, the 100% power back-up and provision of lifts shall be mandatory for the proposed EWS-Housing Block.
12. The Applicant shall abide by the Action Plan issued by the Government regarding Monitoring of the demolition & construction activity Vide Memo No. 17/20/2016-1HG1/1112 dated 02.03.2017.
13. The Applicant shall obtain Completion and Occupation Certificate from the concerned Competent Authority before occupying the building as per Building Rules 2018 as amended from time to time.

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14. Before starting construction, the Applicant shall obtain Consent to Establish (CTE) from PPCB, PBIP, and shall also obtain the Consent to Operate (CTO) from PPCB before occupying the building.
15. The provision for Planting of trees of indigenous species shall be mandatory before applying for Completion/Occupation Certificate as per provisions under Building Rules, 2018.
16. The provisions of Punjab Energy Conservation Code shall be applicable in accordance with the Govt. Notification Vide No. 18/4/2016HG1/1856 dated 24.06.2016, as amended from time to time and Applicant shall obtain NOC (if applicable) from PEDDA under Energy Conservation Building Code (ECBC) before start of construction. In case any changes are suggested in the building plans under the PEDDA guideline/rules, then the Applicant shall get the Revised Building Plans approved from Housing and Urban Development Department also.
17. Applicant shall make provision of Rain Water Harvesting as per Building Rules, 2018 within the project area at his own cost.
18. Applicant shall install Roof Top Solar Water Heating System at the site as per PEDDA guidelines.
19. The Applicant shall strictly abide by the provisions regarding Sustainable Waste Management under Building Rules, 2018.
20. Applicant shall be responsible for making its own suitable arrangement for provision of drinking water supply, electricity, disposal of sewage, solid waste management and works related to public health shall be done under the supervision of registered plumber with the Competent Authority as per undertaking submitted in Form 'A'.
21. The Applicant shall obtain the environmental clearance from the Ministry of Environment & Climate change under EIA Notification 2006 before starting any Development/Construction on site.
22. During the construction of building, if the Owner/ Architect/ Civil Engineer/ Structural Engineer are changed, the Applicant shall intimate the Competent Authority by email or online Building Plan Approval system that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven

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days of occurrence of the change to the Competent Authority by the respective owner/ Architect/Engineer. The construction work shall have to be suspended until the new owner/ Architect/ Civil Engineer/ Structural Engineer, as case may be, undertakes the full responsibility of the project vide forms and documents submitted at the time of applying for erection/ re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professionals shall be considered to be final by the Competent Authority or any other person authorized by him.

23. The Applicant shall be liable to pay the differences of amount, if any, found at any point of time by any department or concerned Development Authority as and when demanded.

24. The Applicant shall abide by all the conditions imposed or to be imposed by different departments while issuing or to be issued NOC's.

In case of non-compliance by the Applicant of any of the above conditions, the approval of the building plans shall be deemed to be cancelled.

The Applicant has deposited a total amount of Rs.28,67,000/- as Building Plan Scrutiny Fees including Boundary wall fee vide receipt no. PBIP-4135 Dated 15.6.2020 and Rs. 13,90,000/- as 1st Installment of Building and Other Construction Welfare Cess vide DD No. 558960 dated 8.6.2020 as certified by *Kirat and Sulah Officer*, Circle No. 2, Ludhiana (attached as appendix -2 of application dated 11.6.2020). The applicant also deposited first installment of Rs.58,10,000/-(44,45,240/- as EDC, Rs.2,97,689/- as SIF, Rs.5,95,387/- as LF, Rs.4,71,864/- as Penal Interest) vide receipt No. 3325 dated 06/07/2020 of GLADA and 2nd installment of Rs.52,80,000/-(42,97,065/- as EDC, Rs.2,86,240/- as SIF, Rs.5,72,487/- as LF, Rs.1,24,208/- as Penal Interest) vide receipt No. 3326 dated 08/07/2020 of GLADA.

No. PBIP/CAPA(HUD)/2020/136

Dated: 10/7/2020

**Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP**

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No. PBIP/CAPA(HUD)/2020/

Dated:

A Copy is forwarded to Labour commissioner with a request to verify the Labour Cess deposited by the Applicant and if any difference is found, the same may be recovered at your own level.

- Sd -

Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP

No. PBIP/CAPA(HUD)/2020/

Dated:

A Copy is forwarded to following for information and necessary action please.

1. Chief Administrator, GLADA, Ludhiana.
2. Fire Officer, PBIP.
3. Member, Forest Department, PBIP.

- Sd -

Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP

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