

Form APR V

Licence No.

(See rule 13)

Form of Licence

This licence is granted under the Punjab Apartment and Property Regulation Act, 1995 to-

(A) in the case of an individual, Shri _____ son of Shri _____ tehsil _____ district _____; and

(B) in the case of a *firm/co-operative society/company _____ to _____
*Firm/Co-operative Society/Company _____ having its headquarters at _____ tehsil _____ district _____ for developing land as *residential/commercial/ industrial colony at tehsil _____ district _____.

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

- (i) 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.
- (ii) 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;
- (iii) The promoter shall deposit with the Competent Authority service charges under section 32 of the Punjab Apartment and Property Regulation Act, 1995;
- (iv) In the layout plan of the colony, the land reserved for roads, open spaces, schools, public and community buildings and other common uses shall not be less than _____ per cent of the gross area of the land under the colony;
- (v) The licence shall not contravene the provisions of any other law for the time being in force in the area where the colony is being developed;
- (vi) 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;
- (vii) The licence is valid for a period of three years commencing from _____ and ending with _____ and the licensee shall complete the development works within that period;
- (viii) The licensee shall comply with the provisions of the Punjab Apartment and Property Regulations Act, 1995 and the rules made thereunder.

Dated : _____ Place : _____

Signature of Competent Authority.

(*) Strike down which is not applicable.

Serial No.	Date of renewal	Date upto which renewed	Signature of the competent authority
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10			

(See rule 13)

Form of Application for Compounding of an offence for developing an unauthorized colony.

To

The Competent Authority

Sir,

I/We beg to apply for the grant of an license to develop a residential/commercial/ industrial colony at _____ in District _____ The requisite particulars are as under:-

- (i) Status of the applicant, whether individuals/co-operative Society/Company.
- (ii) in the case of individual-
 - (a) Name:
 - (b) Fathers Name:
 - (c) Occupation:
 - (d) Permanent Address:
- (iii) In the case of Firms/Co-operative Societies/ Companies-
 - (a) Name :
 - (b) Address:
 - (c) Major Activities :
 - (d) Name and address of Patners/Chief Executive/ Full time Directors.
- (iv) Whether applicant is income tax payer, if so , give income tax account No.

(v) Name and Address of the bank or banker with which account in terms of section 9 of the Act will be mentioned _____

(vi) Details of immovable property held by the applicant _____

(vii) Particulars about financial position :

- (a) Latest audited accounts in the case of company/ firm/ co-operative society; and
- (b) in case of individual details of his bank accounts.

(viii) Whether the applicant had ever been granted permission to set up a colony under any other law, if so, details thereof

(ix) Whether the applicant has ever established a colony or is establishing a colony and if so, details thereof _____

(x) Agency to take up external development works -

Self	Government Department	Development Authority	Local Authority
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(xi) Agency to take up internal development works -

Self	Government Department	Development Authority	Development Authority
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(xii) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely :-

(i) Copy or copies of all the title deeds and other documents showing the interest of the applicant in the land under the proposed colony alongwith a list of such deeds and other documents and if the land is owned by another person, the consent of the owner of such land to the development of the colony or construction of the building;

(ii) A copy of the shajra plans showing the location of the colony alongwith the name of the revenue estate, khasra number of each field and the area of each field;

(iii) A guide map on a scale of not less than 1:1000 showing the location of the colony in relation to surrounding geographical features to enable the identification of the site;

(iv) A survey map of the land under the colony on a scale of not less than 1:1000 showing the spot levels at a distance of thirty metres and where necessary contour plans and the survey will also show the boundaries and dimensions of the said land, the location of streets of atleast thirty metres of the said land and existing means of access to and from existing roads;

(v) Layout plan of the colony on a scale of not less than 1:1000 showing the existing and proposed means of access to the colony, the width of streets, sizes and types of plots, sites, reserved for open spaces, community buildings and schools with area of each and proposed building lines on the front and sides of plots;

(vi) Plans showing the cross sections of the proposed roads showing in particulars width of the proposed carriage ways, cycle, tracks and footpaths, green verges, position of electric poles and of any other works connected with such roads;

(vii) Plans referred to in clause (vii) indicating in addition the position of sewers, storm water channels, water supply and other public health services;

(viii) Detailed specifications and designs of road works as shown in clause (vii) and estimated cost thereof;

(ix) Detailed specifications and designs of storm water and water supply scheme with estimated cost of each;

(x) Detailed specifications and designs for disposal and treatment of storm and sullage water and estimated cost of works;

(xi) Detailed specification and designs of electric supply including street lighting; and

3. I/We enclose the further following documents, namely :-

(i) Demand Draft No. _____ dated _____ for Rs. _____ drawn on _____ bank.

(ii) A copy of the latest statement of annual accounts duly audited by a Chartered Accountant in the case a company or a firm or a cooperative society and disclosure of the account maintained alongwith the name of the bank in the case of an individual.

(iii) Income tax clearance certificate issued by the Income tax authorities.

4. Number of plots-

(i) which have already been sold; and

(ii) the number of plots which are available for disposal.

5. Level of development works and infrastructure provided in the colony in terms of roads, water supply, sewerage, electricity, parks, tube well and cost incurred on the provisions of the infrastructure.

6. Two copies of coloured photographs of the site.

7. I/ We solemnly affirm and declare that the particulars given above, are true and correct to the best of my/ our knowledge and belief and nothing has been concealed therein.

Yours faithfully,

Dated :

Place:

Signature of applicant(s)

alongwith full name (s)