

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR – 62, SAHIBZADA AJIT SINGH NAGAR**

To

M/s Shiwalik Site Planners Pvt. Ltd,
SCO 510. Sector 70,
Mohali.

Memo No. GMADA/ STP/2020/
Dated: -

Sub: - Issuance of Partial completion Certificate (for towers 10) of Group Housing Project CASA ESPANA at sector 121 SAS Nagar.

Ref: - Your application dated 03-10-2020 .

Whereas M/s Shiwalik Site Planners Pvt. Ltd, has applied for the issuance of Partial Completion Certificate for the Towers 10 of Group Housing under PAPRA license no LDC14/2013 dated 08-07-2013. This permission is granted on the basis of recommendations of Inspection Committee formulated under the provisions of notification no. 4966 CTP (Pb.) /SP-458-Vol.-5 dated 02-09-2014 subject to the following conditions: -

- i) The building shall be used only for the purpose, for which the Partial Completion Certificate is being granted.
- ii) That the company shall abide by the provisions of Punjab Regional and Town Planning and Development Act, 1995 , PAPRA 1995 (as amended time to time) and Rules framed there-under these acts.
- iii) That the company shall abide by all the conditions of the License no.LDC 14/2013 dated 08-07-2013 granted by GMADA.
- iv) This permission shall not provide any immunity from any other Act/Rules/ Regulations applicable to the land in question.
- v) That the Company shall abide by the conditions imposed by State Level Environment Impact Assessment Authority, Punjab issued vide letter no.64 dated 07-01-2019
- vi) That the company shall abide by the conditions of NOC from PPCB issued vide letter no 605367 dated 13-03-2019 and shall get it renewed within three months from issuance of this certificate and submit in this office .
- vii) That the company shall abide by the conditions imposed by Fire Wing, MC Mohali vide letter no. 18457 dated 02-09-2020 and get the fire certificate renewed every year as per the condition of the NOC .
- viii) That the company shall abide by the conditions imposed by Chief Engineer (Commercial), PSPCL, Patiala vide letter No. 577 dated 03-10-2017.
- ix) That the company shall get the occupation certificate from the competent authority before occupying the building.
- x) That the company shall obtain any other permission required under any other act at its own level.
- xi) That the company shall also maintain the internal services to the satisfaction of the Competent Authority.

- xii) That the company shall be solely responsible for disposal of storm/ rain water of its site till such time these services are made available by concerned Authority and shall not obstruct the flow of rain/ storm water of the surrounding area.
- xiii) That the company would make its own suitable provisions for drinking water supply and disposal of Sewage & Solid Waste Management.
- xiv) That the company shall formulate RWA within three months of issuance of this completion certificate and shall be liable for maintenance & operation of Public Utilities and common areas till handing over the project to Residential Welfare Association as per its undertaking and shall transfer the ownership of common areas in the name of RWA/ concerned authority.
- xv) That each part of building shall be used as per provisions of approved Zoning Plan and Sanctioned Building Plans/ Partial Completion Plans only and not for any other purpose.
- xvi) That the outer façade of the building shall not be used for the purpose of advertisements and placement of hoardings.
- xvii) That the company shall neither erect nor allow the erection of the communication and transmission towers on the top of the building block.
- xviii) That the company shall abide by all the conditions of all the departments imposed at the time of grant of respective approvals.
- xix) That the company shall be liable to pay arrears and any other taxes/ charges imposed by the Govt. / Competent Authority or any Department/ Agency if found due at any stage.
- xx) That the Company shall ensure power supply from PSPCL until then the power supply will be fed by the own source of the company.
- xxi) That the Partial Completion certificate is being granted based on the structure safety certificate submitted by the company and issued by structural engineer Sh. Kamal K Sabharwal , CE CON Engg. 175, PKT-E, Mayur Vihar-II, Delhi 110091 and supervision conducted by the concerned Architect. That the company / concerned structural engineer/ concerned Architect shall be responsible for any structural defects/ failures and this office shall not be responsible for any structural issues.
- xxii) That the company shall abide by the conditions of Chief Electrical Inspector, Punjab issued vide letter no. 001311 dated 20-07-2020.
- xxiii) That the company shall be bound to maintain common areas eg: parks/open spaces/ parking areas etc. completely as per the approved plans before seeking the final completion.
- xxiv) That the company shall be responsible for the public safety within the campus in all respects especially due to ongoing construction activity in incomplete towers and building.
- xxv) That the company shall abide by all the conditions imposed by any department while granting any approval/permission.

- xxvi) That the company shall abide all the conditions imposed at the time of approval of CLU, Layout Plan and Building Plan and approval of this Group Housing Project.
- xxvii) That the company shall abide by all the conditions imposed under RERA Registration.
- xxviii) That the company shall be liable to take final Completion Certificate from the Competent Authority.
- xxix) That out of above if any condition will not be fulfilled, then this Partial Completion Certificate shall deemed to be cancelled.

- sd -
Competent Authority -cum-
Addl. Chief Administrator,
GMADA, S.A.S. Nagar.

Endst. No. GMADA/STP/2019/

2423

Dated: - 29/10/20

action:

- 1) Chief Administrator, PUDA,
- 2) Chief Town Planner, Punjab, PUDA Bhawan, SAS Nagar.
- 3) Chief Engineer, GMADA, S.A.S.Nagar.
- 4) Estate Officer, GMADA, S.A.S. Nagar.
- 5) Secretary, RERA Punjab.
- 6) GMIT, GMADA for uploading this certificate on website.

N
Competent Authority -cum-
Addl. Chief Administrator,
GMADA, S.A.S. Nagar.