PALMOTY



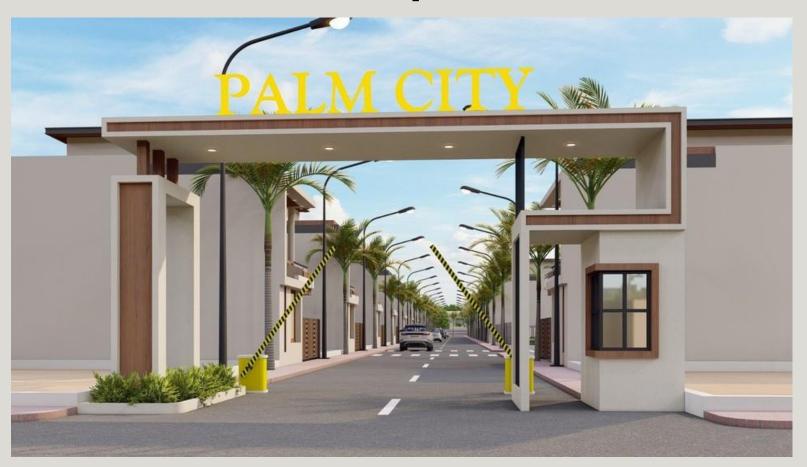




HRDA APPROVED PLOTS

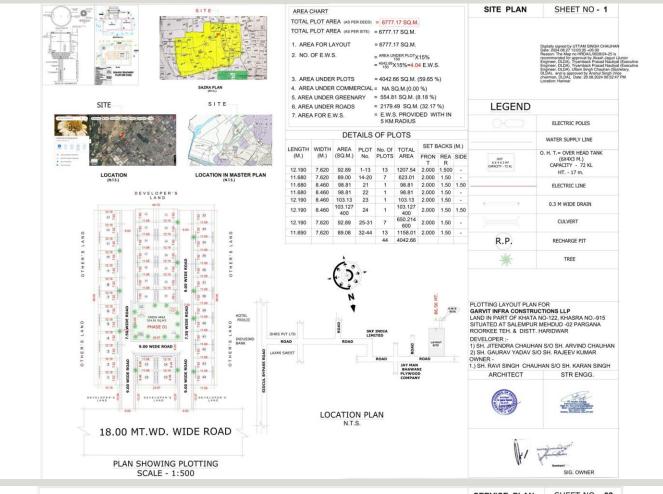
Near Denso chowk, IP-2 Haridwar

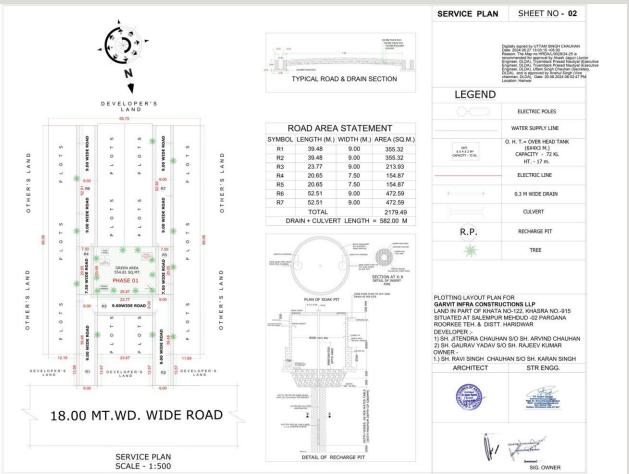
Project name (PALM CITY)
Phase -1 and phase -2



Approved layout phase -1 pgim

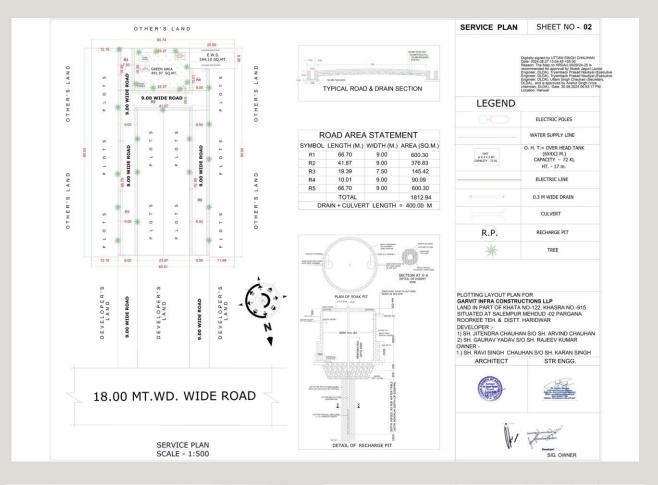


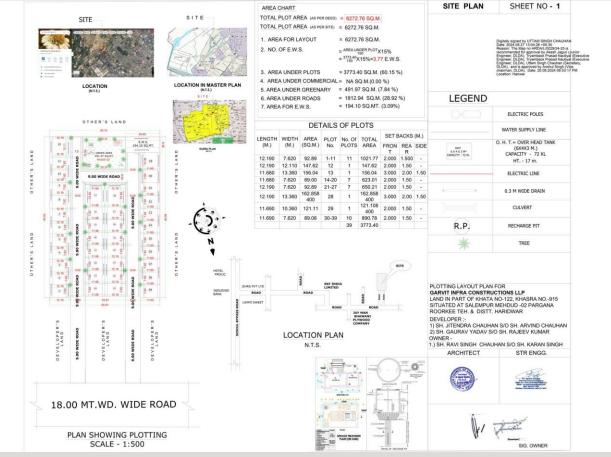




Approved layout phase -2







HRDA APPROVAL LETTER







| Online Application For Building Construction Permit | | | | |
|---|---|----------------------|-------------------------|--|
| Applicant Name | SH. JITENDRA CHAUHAN | File No. | HRDA/L/0029/24-25 | |
| Father's Name | S/O SH. ARVIND CHAUHAN | Submission Date | 19/07/2024 | |
| Co-Applicant | YES | Plan Type | Layout Approval | |
| Address | SALEMPUR MEHDUD -02 PARGANA ROI 915Haridwar, Haridwar, Uttarakhand | ORKEE TEH. & DIS | TT. HARIDWAR, KHASRA NO | |
| Sector | Bhadrabad Outer Nagar Nigam | Property Category | 110 | |
| Contact Number | 8954666165 | Site Purpose | 10 | |
| Co-Applicant Name(s) | SH. GAURAV YADAV, SH. RAVI SINGH CHAUHAN | Approval Date | 27/08/2024 | |

Subject: - Letter of sanction towards your application No.HRDA/L/0029/24-25 for Building Permit

Your proposal # HRDA/L/0029/24-25 received on 19/07/2024 through your Architect/ L.E./ Own self (SH. JITENDRA CHAUHAN) and proposal is approved on dated 27/08/2024 with the following terms and conditions:

- By approval of this map, the rights and ownership of any government department or local body or any individual in the government department is not affected.
 The Map will be used for the same purpose for which it has been approved, if there is any deviation in purpose, the whole construction will be considered invalid.
- are whose construction will be considered invalid.

 For any development work in future, if development charges are asked, shall be payable without any objection, if required, additional development charges for any project development work in the same area shall be paid without any objection, so that the development work of the area could be done from the development charges received from the same area.

 The government or the local body will not be responsible for any development work in the area which is not suitable for the development work.

 Does and windows should be fixed to ask a suitable to the fixed to a suitable for the development work.
- Doors and windows should be fixed in such a way that they don't open in any government land or roadand do not affect the light or air of any other house.
- One approved copy of the map shall always be kept at the construction site so that it can be investigated at any time. The construction will be done as per the approved map specifications and the applicant shall be responsible for ownership of the building.
 This map is valid for five years from the date of approval, after that no construction work will be done.





- After the completion of the construction work, within 3 months of the completion according to the approved map,certificate should be obtained from the authority then only the building should be used else the approval will be cancelled.
- If there is any tree in construction area; before cutting it, approval must be taken.
- 11. After getting the approval, at any point of time if the Vice Chairman or yother authorized person finds out the approval has been taken by hiding the facts or by submitting the forged documents the officer will have right to cancel the approval and in that case the construction under the map will stand cancelled.
 12. After getting the approval if the court cancels the ownership of the applicant the approval will stand cancelled automatically.
- The approval of the map will not be considered as ownership of the map and in any court this map will not be considered as proof of land ownership.
- If there is any violation on ceiling land, government land or public land, this approval will stand cancelled automatically.
- In road widening area if there is any violation of boundary wall, gate or public land, the approval will stand cancelled automatically.
- In summer season, keeping in view the drinking water scarcity, between 15th April to 30th June; the construction will not be done.
- 18. During the building construction, earthquake and other security measures must be considered.
- 19. 2 trees must be planted in the front portion of the building.
- In case if there is change in name of the building owner in the approved map or renaming the building, it is mandatory to inform the authority.
- mandatory to inform the authority. अवस्थापान विकास को की प्रत्योश रूप-20.74,537.00 का 25 प्रतिशत घनवारी : क0-5,18,635.00 की बैंक गारूपी वामा करनी होगी। बध्यक बैंक गारूपी की शामावाकी समान्य होगे से पूर्व ही सामवादि कराते हुए प्राधिकरण को सुवित किये जाने का राहित्व पु-विकासकारी (परिवासन स्वाधी को होगा।
- मवन उपविधि के पृष्ठ संख्या 67 प्रस्तर श0–(7) के अनुसार ईंठडब्लूक्ट्सक के सम्बन्ध समस्त नियमों का अनुपालन पूर्ण रूप से किया जाना अनिवार्य होगा।
- 24. अम उपकार की धनराशि अन्य शुरुकों के साथ जमा करानी होगी।
- 25 कार्य पर्णता प्रमाण पत्र आवश्यक रूप से प्राप्त करना होगा।
- 26. स्थल पर मानवित्र में दर्शितानुसार वर्षा जल भण्डारण टैक का निर्माण अनिवार्य रूप से करना होगा तथा बरसाती पानी की निकासी का उनिता प्रवश्व आवेदक की अपने स्तर से करना होगा।
- जलापूर्ति विवृत आपूर्ति एवं द्वेनेज से सम्बन्धित सुविधाओं को पूर्ण किये जाने की जिम्मेदारी आवेदक की स्वय होगी। इस हेतु प्राधिकरण का कोई उत्तरदायिका नहीं होगा।
- 28. सैंप्टिक टैंक व सोकपिट ∕ एस0टी0पी0 की व्यवस्था खवं आवेदकगण ∕ भू—विकासकर्ता को अपने स्तर से सुनिश्चित करानी होगी।



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- मू-स्वामित्व के सम्बन्ध में कोई तथ्य छिपाया गया है या वाद-विवाद होना पाया जाता है अथवा मां० न्यायालय में कोई वाद विचाराधीन होना पाया जाता है तो तलपट मानचित्र स्वतः ही निरस्त समझा जायेगा।
- 30. मूद्रण्यों का विका/ हस्तानसम् व ईटडब्य्यूक्रएसक भवन का हस्तानसम् भवन चर्चाविति के आगाव 7.3 में उल्लिवित प्राविधानों के अनुसार सम्मादित करना होगा तथा ईटडब्य्यूक्रएसक भवनों को निमित्त क्रिये जाने के पश्चात् ासन द्वारा निशासित प्रक्रिया व दशे के अनुसार सिकार क्रिया किया जीना क्रिया निर्मास प्रक्रिया व दशे के अनुसार सिकार क्रिया क्रिया क्रिया क्रिया व दशे के अनुसार सिकार क्रिया क्
- 31. मानवित्र स्वीकृति के सम्बन्ध में किसी अन्य विभाग के अनापति प्रमाण पत्र की आवश्यकता होती है तो अनापति प्रमाण पत्र आवेदक को अपने स्वर से प्राप्त करके प्राप्तिकरण ने प्रस्तुत करना होगा। मानवित्र स्वीकृति के उपरान्त यदि किसी विभाग द्वारा आपत्ति दर्ज की जाती है तो तत्त्वट मानवित्र स्वतः ही निरस्त समझा जायेगा।
- यदि उक्त परियोजना में सरकारी भृति, गृह, चक चेड आदि होना पाया जाता है तो उस पर किसी भी प्रकार का अतिक्रमण नहीं क्रिया जायेगा।
- 33. मुखण्टों का उपविभाजन नहीं किया जायेगा।
- 34. समस्त विकास कार्यों के पूर्ण करने के उपरान्त ही बैंक गारन्टी अवमुक्त की जायेगी।
- आर्0उब्ल्यू०ए० के नियम/ उपनियम प्रस्तुत करने होंगे।

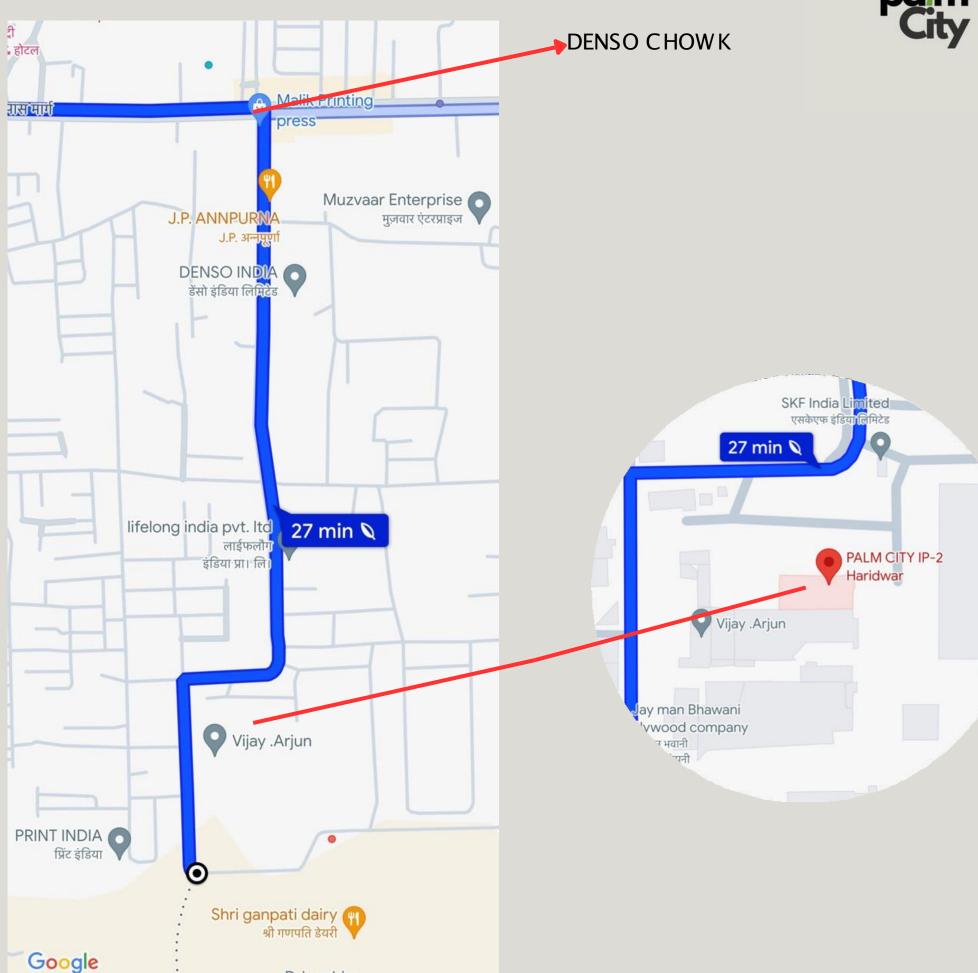
Digitally signed by UTTAM SINGH CHAUHAN Date: 2024.08.27 13:05:01 +05:30

Reason: Online Map Approval Location: Hariwar

Page 3 of 3

MAP LOCATION





Entrance







Day and night veiw







park 1 and park 2







Actual images











Actual images







Features of our project



- Main Road 60ft
- Internal road 30ft
- Electricity
- Sewar
- Boundry
- Gated township
- Water tank
- 2 Park 🚱

NEAR BY PROPERTY



- 1. Mantra homes 4200/ sqft
- 2. Haridwar greens 4500/ sqft
- 3. Antriksh NRI city 6500/ sqft

NEAR BY LOCATION



- 1. Harki Pauri -14km
- 2.Pentagon mall 4km
- 3. Ditrict court 6km
- 4. Haridwar highway 7km
- 5.Bhadrabad 4km
- 6.Bus stand 12km
- 7. Railway station 12km
- 8. Mansa Devi 14km
- 9. Airport 46km
- 10. Metro hospital 3km



PAYMENT PLAN

| At the Time of Booking | 25% |
|-------------------------------------|-----|
| Within 45 days From Date of Booking | 25% |
| Within 90 days From Date of Booking | 50% |

Loan available from all banks

Price list



| Basic selling price(BSP) | Rs.3500/sqft |
|--------------------------|--------------|
| | |
| Final BSP | Rs.3500/sqft |

| Other charges | Rate per sqft |
|-----------------------|------------------|
| External development | |
| Internal development | 200/sqft |
| Electric charges | 200/3qit |
| STP System | |
| CCTV security systems | |

| PLCS | Rate per sq.ft |
|--------------------------------|---------------------------|
| Corner plc | Rs. 150/ sqft |
| Park/Green pacing plc | Rs. 150/ sqft |
| North east/ east facing plc | Rs. 150/ sqft |
| More than 1 plc applicable | 20% discount on total plc |