MADHYA PRADESH GRAM PANCHAYAT (REGISTRATION OF COLONISER TERMS AND CONDITIONS) RULES, 1999

REGISTRN OF COLONISER TERMS ... RULES, 1999 FORM 18 [See Clause (xviii) of Rule 4(3)1 Name of Janpad Panchayat/Zila Panchayat March ending year (PR)459 S.N0. (1) 1. 2. 3. 4. 5. etc. Date 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13

14. Tyrpe of vehicle, machinery/in- strument pur- chased and their Registra- tion No.(2) Date of Pur- chase (3) Pur- chase Price (4) Designa- tion of sanction- ing Com- petent Officer (5) No. & Remarks Date of sanc- tion order (6) (7) Signature of Chief Executive Officer, Janpad Panchayat/ Zila Panchayat MADHYA PRADESH GRAM PANCHAYAT (REGISTRATION OF COLONISER TERMS AND CONDITIONS) RULES, 1999 CONTENTS Short title, commencement and extent. Definitions. Registration of the coloniser. Registration and Renewal Fee. Disqualifications for Registration. Maintenance of Register. Cancellation of Registration Certificate. Application for the develdpment of the Colony-and permission fee. No objection certificate to be obtained. In residential colonies, availability of plots/houses for the weaker sections of the society. Availability of the urban land and its optimal use. Permission for the development works of the colony. Period for completion of the internal development works of the colony. Effect of non-compliance of Rule- 12. (PR)460 REGISTRN OF COLONISER TERMS ... RULES, 1999 15. Management of the colony

16. Repeal.MADHYA PRADESH GRAM PANCHAYAT (REGISTRATION OF COLONISER TERMS AND CONDITIONS) RULES, 1999 [No. F. 1-15-98-XX11-P-2. dated 12th April 1999 published in M.P. Rqjpatra Asadharan, dated 12th April 1999 p. 596(13)].- In exercise of the powers conferred by sub-section (1) of Section 95 read with Section 61-A to 61-G of the Madhya Pradesh Panchayat Raj Adhiniyam, 1993 (No. 1 of 1994), the State Government hereby, makes the following rules, the same having been previously publishes as required by sub-section (3) of Section 95 of the said Act, namely:— 1. Short title, commencement and extent.- These rules may be called the Madhya Pradesh Gram Panchayat (Registration of Coloniser terms and conditions) Rules, 1999

2. Definitions.- In these rules, unless the context otherwise re- quires,— (a) "Act" means the Madhya Pradesh Panchayat Raj Adhiniyam, 1993 (No. 1 of 1994); (b) "Coloniser" means Development Authority, Society registered by the Registrar, Firms and Societies, Co-operative Society/ Institution or any other registered institution and includes such person or institution who intends to take up the work of establishment of the colony by developing that area for the purpose of dividing any land, including agriculture land, into plots and intend to transfer such plots to the persons desirous to construct residential or non-residential or group housing (minimum plot area 5000 sq. meter) for inhabitation and whose registration as coloniser has been done by the Competent Authority under these rules; (c) "Gram Panchayat Area" means such area which is situated in the Gram Panchayat within the distance of,— (i) (ii) (iii) (iv) Sixteen kilometers from the limits of any Municipal Corporation constituted under the Madhya Pradesh Municipal Corporation Act, 1956 (No. 23 of 1956); Eight kilometers from the limits of any Municipal council or Nagar Panchayat constituted under the Madhya Pradesh Municipalities Act, 1961 (No. 37 of 1961); Three kilometers from the limits of any urban area, other than as specified in (one) and (two) ebove, or One kilometer from the side of the National Highway specified or declared under the National Highway Act, 1956 (No. 17 of 1956) or Public Road notified uhder Section 2 of the Madhya Pradesh Highway Act, 1936 (No. 34 of 1936); (d) "Gram Panchayat" means any Gram Panchayat duly constituted under the Act; (e) "Municipality" means Municipal Corporation, Municipal Council or Nagar Panchayat, as the case may be; (f) "Sub-Divisional Officer (Revenue)" means the Sub-Divisional Officer appointed under the Land Revenue Code, 1959 (No. 20 of 1959); REGISTRN OF COLONISER TERMS ... RULES, 1999 (PR)461 (g) "Plot holder" means any such person who holds any plot to con- struct colony from any person under any transfer documents or under any transfer agreement in any area of the Gram Panchayat; (h) "Forrn" means the Form appended to these rules; (i) "Competent Authority" means such Sub-Divisional Officer who has jurisdiction over the Gram Panchayat concerned; (j) "Internal Development Work" means the following development works to be done within the limits of the colony under the prescribed standards:— (i) (ii) (iii) (iv) (v) (vi) (vii) (viii) (ix) (x) (xi) (xii) (xiii) Levelling, Demarcation of the proposed roads and plots sanctioned in the layout, Construction of the proposed roads

(As per IRC standard), The construction or widening of existing road if any, on the basis of sanctioned layout (As per IRC standard), Construction of culverts (As per IRC standard), Construction of proposed drain, or cabalisation or existing drain, as the case may be (As per PHE standard), Execution of internal water supply system (As per Public Health Engineering standard) , Construction in internal sewage line (As per PHE standard), Construction of septic tank (if proposed) (As per Public Health Engineering standard) , Fixation of electric polls etc., under the internal electricity system (As per the standard prescribed by the MPEB), Construction of overhead water tank, Development of proposed open area in the colony, Plantation at the road side, (k) "External Development Work" means the following development works in the prescribed criteria:— (i) ConstructionofnewroadbetweentheouterAimitofColony_and existing road of village, (ii) If a road as in clause (one), the widening of existing road, (iii) Laying electric line from the limits of the colony to the existing electrical energ point, (iv) Connection of edsting under ground sewerage with the system of colony, (v) Laying ofnew water pipe line from the limits of the colony to the existing pipe line of rural water system. (L) "Development expenses" means the expenditure to be incurred for the completion of the works as mentoned above under clause (i) and (k), (As per the Prescribed specifications) as approved by the Competent Authority

3. Registration of the colonisere-(l) Such coloniser who in any Gram Panchayat Area,—(i) intends to take-up the of establishment of the colony by developing that area for the purpose of dividing any land into plots. (PR)462 REGISTRN OF COLONISER TERMS ... RULES, 1999 (ii) intends to transfer such plot to the persons desirous to con- struct residential or non-residential or group housing for in- habitation, shall apply to the Competent Authority for registration in

FORM-I ap- pended to these rules. (2) It shall be essential to enclose the following documents with each application for registration under sub-rule (1) (i) Copy of the receipt of depositing the registration fee in the Gram Panchayat, as specified in rule 4. (ii) Bank Guarantee of Rupees Fifty Thousand, Bank Guarantee shall be necessary for the full term of the registration. (3) In case the application of registration is not accepted, after deduct- ing twenty percent of the registration fee deposited under sub-rule (2), the balance alongvvith the •Bank Guarantee shall be refundable to' the ap- plicant. (4) In case the application of registration is rejected, the reasons thereof shall be recorded in writing and the proceedings to sanction or to reject the application, as the case may be, shall necessarily be completed within thirty days from the date of receipt of the application. (5) In case the application of registration is rejected, as appeal may be filed to the Collector, within thirty days from the date of such Order. (6) The registration certificate shall be issued in FORM-2 appended to these rules and the Competent Authority shall may have power mention other conditions looking to the local circumstances, apart from the terrns and conditions as mentioned in these rules or Act. (7) The registration certificate shall be valid for five years, thereafter it may be renewable. (8) For each colony, separate registration certificate shall not be necessary in any "Gram Panchayat Area". (9) The Competent Authority shall publish the list of the names of registered colonisers at every three months on the notice board of its office and office of the Collector

4. Registration and Renewal Fee.- The registration fee shall be Rs. 5,000/- (Rupees Five thousand) and the renewal fee shall be Rs. 2,000/- (Rupees thousand) which shall be deposited in the fund of the Gram Panchayat and the receipt thereof shall have to be obtained

5. Disqualifications for Registration.- Any person, registered Society registered by Registrar, Firms and Societies, Co- operative Society, in case of any other Society Director elected by the Society shall not be eligible for registration, if— (a) any information given •in the application is not correct or the information is incomplete. (b) The financial condition of the applicant is not satisfactory. (c) (i) has been convicted of an offence punishable under Section 153-A of the Indian Penal Code, 1860 (No. 45 of 1860) or under the Protection of Civil Rights Act, 1955 (No. 22 of 1955) or under Section 125 of the Representation of the People Act, 1951 (No. 43 of 1951) or Section 3 and 4 of the Dowry Prohibition Act, 1961 (No. 28 of 1961) or Section 10 or Section 11 of the Madhya Pradesh Local Authorities (Electoral Offences) d (PR)463 REGISTRN OF COLONISER TERMS ... RULES, 1999 Act, 1964 (No. 13 of 1964), unless a period of six years has elapsed since his release. (ii) has been convicted by a court in India,— (a) for an offence not falling under sub-clause (i) and convicted and sentenced to imprisonment for a period of not less than six months, or (b) for contravention of any provisions of the Madhya Pradesh Nagariya Kshetro Ke Bhoomihim Vyakti (Pattadhruti Ad- hikaron Ka Pradan Kiya Jana) Adhiniyam, 1984 (No. 14 of 1954), or of any law providing for the prevention of hoarding or profiting or of adulteration of food or drugs unless a further period of six years had elapsed since his release. Explanation.- In these clause,- (a) "Law providing for the prevention of hoarding or profiteering" means any law or any order, rule or notification having the force of law provided for,— (i) the regulation of production or manufacture of any essential commodity, (ii) the control of price at which any essential commodity may be bought or sold, (iii) the regulation of acquisition, possession, storage, transpor- tation, distribution, disposal, use or consumption of any æssential commodity, (iv) the prohibition of the withholding from sale of any essential commodity, ordinarily kept for sale, (b) "Drug" shall have the meaning assigned to it in the Drugs and Cosmetics Act, 1940 (No. 23 of 1940), (c) "Essential Commodity" shall have the same meaning as as- signed to it in the Essential Commodities Act, 1955 (No. 10 of 1955), (d) "Food" shall have the meaning, assigned to it in the Prevention f Food Adulteration Act, 1954 (No. 37 of 1954), (d) If the registration certificate of the applicant was canceled earlier under rule 7 or 13, (e) 'Ihe competent court has declared him as of unsound mind

FORM-3 wherein the full details of the registration certificate, issued under these rules shall be entered together with terms or condi- tions, subject to which registration certificat? has been granted and it shall contain full address of the applicant. Every person who has obtained the registration certificate shall inform zhe Competent Authority in case of any change in his address

7. Cancellation of Registration Certificate.-The Competent Authority on his own motion or on information from any source and for reasons to be recorded in writing, may cancel the registration certificate for contravention of the terms or conditions or any provision of the Act or these rules: Provided that no registration certificate shall be cancelled unless a reasonable opportunity or being heard is given to the holder of the registration certificate. An appeal may be filed to the Collector within thirty (PR)464 REGISTRN OF COLONISER TERMS ... RULES, 1999 days from the date of the order of cancellation of registration certificate: Provided further that if any coloniser constructs more than one colony and out of which one colony is constructed lawfully and in the other one some irregularities are committed, then for this reason the registration certificate shall not be cancelled and in the colony in which irregularities are found, action shall be taken for these irregularities only: Provided that if it is found that the coloniser is repeatedly committing irregularities, then his registration may be cancelled

8. Application for the development of the colony and permission fee.-(l) When a coloniser registered under rule-3 wants to establish any colony and takeup its development work, then he shall submit an applica- tion to the Competent Authority in

FORM-4 together with the fee prescribed under sub-rule (2) , atleast ninety days before the proposed date for starting the development work of the colony or sale of plots. (2) The fee for the permission of development of the colony shall be payable at the rate of Rs. 1000/- (Rupees One thousand) per hectare, which shall be deposited by the coloniser in the treasury of Gram Panchayat and the true copy of the receipt shall be enclosed with the application to be submitted under sub-rule (1)

9. No objection certificate to be obtained.-(l) On receipt of the application under rule-8, the Competent Authority shall obtain the follow- ing No Objection/ Permission, from the Concerned department/office:— (a) Under the Urban Land ceiling Act, 1976; (b) Under the Madhya Pradesh Town and Counctry Planning Act, 1973; (c) From the Tehsildar or Nazul Officer; (d) From Sub-Divisional Officer, Under Section 172 of Madhya Pradesh Land Revenue Code, 1959. (2) If the No Objections of Permissions described in sub-rule (1) are not issued by the concerned department/office within a period of forty five days from the date of the receipt of letter from the Competent Authority, it shall be deemed their sanction and the application shall be disposed off within ninety days from the date of the receipt of the application under rule-8. (3) If after the period Prescribed under sub-rule (2), the applicant coloniser do not receive the information from the Competent Authority about the disposal of application, the coloniser shall inform the Competent Authority in writing in this behalf. In case the Competent Authority does not issue the necessary No Objection Certificate/ Permission within thirty days from the receipt of the information, permission of development to the applicant coloniser shall be deemed to have been given after expiry of the aforesaid period, provided that in calculating the aforesaid period the period between the date on which additional information or documents are called from the applicant and the date on which such information or documents were received from the applicant shall be excluded. This deemed permission shall be admitted up to the extent where there has been no violation of any Act/ Rules/Byelaws for the time being inforced, viz. the deemed permission shall only be admitted subject to the Act/ Rules/ Byelaws for the time being inforced. IO. In residential colonies, availability of plots/houses for the weaker sections•of the society.-(l) In every residential colony of an area 2.4 1 t e a o d n o P o. a] b (4 til R. 10 REGISTRN OF COLONISER TERMS ... RULES, 1999 (PR)465 of one area or more fifteen percent of fully developed plats shall e be handedover to the Competent Authority for the persons of the economical- Iy weaker sections. All such plots shall be allotted at thé rate prescribed by the Competent Authority to the persons of the economicglly weaker sections. The list of the persons of the economically weaken sections eligible shall be maintained by the Chief Executive Officer of Janpad Panchayat and the same shall be up to date of every year. (2) The selection of eligible persons under sub-rule (1) sham be made by the following committee under the Chairmanship of the Sub-DiVisional Officer:— (i) Sarpanch if Gram Panchayat, (ii) President of the Janpad Panchayat, (iii) An Officer, not below the rank of Assistant Director Town and Country Planning, (iv) Secretary, Gram Panchayat, (v) Chief Executive Officer, Janpad Panchayat, (3) The list of eligible persons selected under sub-rule (2) shall be made available to the coloniser. In accordance with the aforesaid list, the Competent Authority shall allot the plots to the eligible persons under sub-rule (1). (4) Coloniser who wish to offer constructed residential houses instead of developed plots in his residential colony for the persons of the economi- cally weaker sections under sub-rule (1), he shall handover to the Com- petent Authority the houses built-up on the area equal to one-forth of the total area of developed plots duly constructed in the size prescribed by HUDCO for EWS and shall be allotted to the eligible persons at the rate prescribed by the Competent Authority. (5) The coloniser shall be entitled to sell the other plots/ houses excluding the residential plots/ houses for economically weaker sections as above. (6) Such coloniser who do not wish to develop plots or construct houses under sub-rule (1) or (4) in their residential colony for the people of economically weaker-sections they-wrill have developed plots/ houses of the prescribed size and in the prescribed number, built by themself or purchased within a radius of one Kilometer from their colony to the Competent Authority for allotment to the people of economically weaker, sections which shall be allotted to the eligible persons at the rate prescribed by the Competent Authority. (7) The amount received from allotment of plots/ houses to the people of economically weaker sections under sub-rule (1) or sub- rule (4) or sub-rule (6), shall be paid to the coloniser by the Competent Authority. (8) If, within a period of two years, the Competent Authority fails to allot the plot/ houses to the eligible persons, thén such plot/ houses shall be returned back to the coloniser by the Competent Authority. (9) At the time of submission of the application described in rule-8, the coloniser shall have to clarify that out of the options shown in sub-rule (1), (4) or (6) which he would like to select and shall have also submit

the details of the option as selected alongwith the application. This option shall be got technically examined by the Competent Authority and at the time of giving permission for the construction of colony, shall mention in (PR)466 REGISTRNOF COLONISER TERMS ... RULES, 1999 respect of the option also. R. 11 11. Availability of the urban land and its optimal use.- In the areas failing under the purview of Urban Land Ceiling Act, 1976, if holders or Co-operative Societies agrees to execute the housing scheme approved by the Government and its ready to make available atleast twenty-five percent of total developed land inforrn plots to the Chief Executive Officer, Janpad Panchayat for the economically weaker sections, at the rate of compensa- tion fixed for lands declared excess under Urban Land Ceiling Act, 1976 the exemption under Section 20 of Urban Land Ceiling Act, 1976 may be granted by thé State Government for the remaining land. (2) It shall be obligatory to commence to implementation of the scheme within a period of one year and to complete it within a period of three years from the date of approval of scheme by the State Government. (3) Apart from takingover the aforesaid prescribed developed plots, no plots will be takenover for the people of economically weaker sections under any other provision. (4) In respect of the above sub-rules the instructions given by the Government from time to time, shall be deemed to be applied

12. Permission for the development works of the colony.- On receipt of the application under rule-8 subject to the provisions mentioned in rule 9, IO and 11, after fulfillment of the following conditions, the permission for the development of the colony in

FORM-5 shall be given by the Competent Authority,— (i) (ii) (iii) (iv) (v) The Coloniser shall have to mortgage 25% of total developed plot excluding the plots reserved for economically; weaker sec- tion, with the concerned Gram Panchayat released from mortgage and will be available to the coloniser for sale on the completion of internal development works of the colony,. subject to sub-rule (2) of rule 13. The notice regarding the numbers of the plots/ houses as mortgaged shall be got published in news papers for the information of the general public by the Com- petent Authority and a copy of such notice shall also be sent to the Sub-Registrar. The coloniser shall have to deposit an amount equal to-two percent of the estimated cost to be incurred on the internal development of the colony as supervision fee in the fund of the concerned Gram Panchayat. The coloniser shall have to comply with the criteria prescribed by the State Government in respect of the handing over of the colony to the Gram Panchayat for maintenance. The notice of completion of the development work of the colony shall be given by the coloniser to the Competent Authority and the Gram Panchayat. On receipt of the notice the work comple- tion certificate shall be issued b} the Competent Authority within a period of fifteen days, if the development works have found to be completed on inspection. It shall be deemed that the concerned colony has been transferred to the Gram Panchayat for maintenance on the date of issue of such certifi- cate. External development cost, at the rate of Rupees Ten per square meter shall be deposited by the coloniser in the fund of Gram R. 15 s t 3 3 t 1 REGISTRN OF COLONISER TERMS ... RULES, 1999 (PR)467 Panchayat for the total area of the colony. (vi) The Gram Panchayat shall complete the development works within a period of one year from the date of deposit of the amount under clause (v)

13. Period for completion of the internal development works of the colony.-(l) It shall be compulsory to complete the internal develop- ment works of the colony by the coloniser within a maximum period of three years from the date of issue of the permission of development of the colony under rule 12. (2) If within the stipulated period in sub-rule (1), any coloniser does not complete the internal development works of the colony the Competent Authority, after giving the reasonable opportunity of being heard to the works of the colony and shall cause to complete the development works. The expenditure incurred thereon shall be recouped by selling of twenty five percent plots mortgaged under clause (i) of rule 12

14. Effect of non-compliance of Rule-12.- If prior to the receipt of permission under rule 12, any coloniser starts the development work of the colony or sales the plots, or prepare to sale the plots, in such circumstances the Competent Authority may cancel the registration of the coloniser and may take such legal action as he decides to take under the law: Provided that the registration shall not be cancelled until such coloniser has been given a reasonable opportunity of presenting his case: Provided further that the reasons for cancellation of registfatiöifShåll be recorded

15. Management of the colony.-(l) Ifthe fact of transfer or agreement to transfer of plots made by the coloniser in an area of illegal diversion or illegal colonisation comes to the notice of the Competent Authority and he consider it desirable to takeover the management of such land, he shall issue a notice and publish it in atleast two daily news papers of which one must be of Hindi language and call upon all the persons interested in the said land to show cause within such period as may be specified therein, why the management of the said land should not be takenover byhim. (2) On the expiry of the period specified in the notice, the Competent Authority shall consider the objections or suggestions, if any received with reference to the notice or otherwise, and in considers necessary, require any such person who has raised any objection to present himself or through authorised representative with all the relevant documents for oral hearing. (3) After hearing the parties, if present, on the date fixed for hearing and after making any further inquiry in the matter, which he may think proper, the Competent Authority— (a) may takeover the management oftpe land, if he findS any illegal diversion or illegal colonisation thereone, (b) may drop proceedings if he is satisfied that the land is not subjected to illegal diversion of illegal colonisation. (4) The Competent Authority may confer upon one or more officers subordinate to him, such powers as he may think necessary for proper management, protection and preservation of the property and wherever necessary, for the collection of rents and profits, for any suit or prosecu- tion of the other legal proceedings for management, protection and preser- (PR)468 REGISTRNOF COLONISER TERMS ... RULES, 1999 vation of the property. Forms (5) Where the management of land Lakenover by the Competent Authority, he shall då•awup a scheme for .the development of such' land and for allotment of such land to individual plot holders, if any, and the scheme so prepared shall be published for the information of general public in the manner as he may deem_fit. (6) The expenses incurred by the Competent Authority on the manage-

ment of the land shall be included in the development charges of the land and shall be recoverable on pro-rata or on any fair basis from persons to whom the plots have been allotted under the scheme

16. Repeal.- On or from the date of commencement of these rules, all rules and byelaws corresponding to these rules, inforced immediately before the commencement of these rules shall stand repealed: Provided that any thing done or any action taken under the rules and byelaws so repealed, shall, unless such thing or action is inconsistent with the provisions of these rules, be deemed to have been done or taken under the corresponding provisions of these rules.

FORM 1 [See rule 3(1)1 APPLICATION FOR REGISTRATION To, The vompetent AuthoritY1 (Sub-Divisional) Officer (Revenue), Application for registration as a coloniser is submitted as per the Olli -wing details:— (1) Prescribed fee for registration Rs has been deposited in the Gram Panchayat Fund vide receipt No dated (True copy is enclosed), A copy of Gram Panchayat resol_ution is attached herewith (2) Bank Guarantee for Rs is enclosed. (3) Other required details are as follows:— l. Name of the applicant with complete present address and permanent addresse 2. Is the applicant a Private person/ Public Company/ Private Company/ Firm/Union or Society 3. If the applicant is,— (a) A person, his nationality? (b) A private Company, or a public Company the place of registration. together with the nationality of all members of company (c) A firm or union, the nationality of all memPers of firm or union (d) A society, the details thereof 4. The profession or nature of business of the applicant 5. Details of immovable property owned by the applicant..... Forms 6. 7. 8. 9. 10

11. REGISTRN OF COLONISER TERMS ... RULES, 1999 (PR)469 Whether he has developed any land before the date of this application? If yes, give details thereof Whether applicant has sufficient financial resources for the establishment of colony (give sufficient particulars) Whether applicant has been convicted for any offence? if yes, give details Income tax permanent account number, enclose copy of return of the income submitted in the last three years Nature of joint interest, if any If the applicant himself intends to supervise the works, his previous experience be mentioned. If he intends to appoint a manager, the name of the manager, his qualifications, nature and extent of his previous experience should be mentioned and his consent letter should be attached I/ We hereby declare that the particulars furnished above are correct and I/ We ready to furnish any other details as may be required by you. Place: Date: Date Yours faithfully, (Signature and Designation of the applicant).

FORM 2 [See rule 3(4)1 REGISTRATION CERTIFICATE Registration No Under the Madhya•Pradesh Panchayat Raj Adhiniyam, 1993 (No. 1 of 1994) and the Madhya Pradesh (Registration of Coloniser terms and conditions) Rules, 1999 made thereunder,— Shri/Shrimati/Messers Son of Resident Mohalla Village/Ward Town Tehsil District is hereby registered as coloniser subject to the following conditions:- (1) (2) (3) Seal: Place: I)ate: This registration is limited to ghe area of Gram Panchayat The coloniser has to give prior information of establishment of every additional colony. Separate.permission has to be obtained for each colony to start development work. (PR)470 REGISTRN OF COLONISER TERMS ... RULES, 1999 Forms Note: Establishment of colony, its development work, sell of Plots/ Houses or to contract to sell shall only be valid, after the permissict to development of colony is obtained as per rules. Sub-divisional Officer (Revenue). 1. 2. 3. 4. 5. 6. 7 8. 9. To, FORM 3 [See rule 61 REGISTER Date and year of issue of Registration Certificate: Registration Certificate Number: Name of the person to whom Registra- tion Certificate is issued: Father's Name• Name of all the partners office bearers the firm is Company or organisation or society: Terms and conditions under which the Registration Certificate is granted: Date of cancellation of Registration Certificate and the reasons for cancel- lation in brief: Date of receipt of application under Rule-8: Date of issue of permission under Rule-11: FORM 4 [See rule 81 APPLICATION FOR DEVELOPMENT OF COLONY The Sub-Divisional Officer, (Revenue) (Competent Authority), District Application for permission for development of colony is submitted with the folloudng details:— l. 2

3. Full name of applicant (Specify whether a person, firm, cooperative society or company or society of any other category): Registration Number and date: Present Address: Forms 4.5. 6. 7. 8

9. REGISTRN OF COLONISER TERMS .... RULES, 1999 (PR)471 Details of survey number of the land to be developed: Right under which the applicant holds the land: Details of immovable property owned by the applicant: Whether he has developed any land prior to submission of this application if so, state the details: Details of financial resources for estab- lishment of colony: M/hether the applicant has been con- victed of any offence. If so, state the details: Following documents are enclosed with the application:— (1) For the permission of development of colony, prescribed fee of (Rupees) has been deposited in the Gram Rs Panchayat fund vide Receipt No Dated (Tnle copy is enclosed) A copy of Gram Panchayat resolution is attached herewith. (2) True copy of the Certificate and documents of Registration issued by the sub-registrar regarding title or ownership of the land on whäch Perrnission to establish the colony is sought. (3) True copy of land diversion certificate, of the land to be developed. (4) Proposed development plan. (5) Details of option chosen for providing land/plots to the weaker sections of the society, under rule 10 (6) Details of plots to be mortgaged according to Rule-IO (1) (7) Statement of approximate expenditure for development works of the colony, which have been certified by any qualified en- gmeer and true copy of the receipt specifring number and date of deposit of the amount equal to 2% in the Gram Panchayat fund (8) Solvency certificate. I/ We do hereby declare that the details given above are true and I/We are ready to furnish any more details required by you. Kindly I/We may be permitted to establish the colony. Yours faithfullyv SignatUre of the applicant.

FORM 5 [See rule 121 PERMISSION FOR DEVELOPMENT OF COLONY Date Permission Number (PR)47'2 REGISTRN OF COLONISER TERMS ... RULES, 1999 Forms Under the Madhya Pradesh Panchayat Raj Adhiniyam, 1993 (No. 1 of 1994) and the Madhya Pradesh (Registration of Coloniser terms and conditions) Rules, 1999 made thereunder— Shri/Shrimati/Messers Son of Resident of Mohalla Village/Ward Town Tehsil District is permitted to start the development work in the residential colony. Khasra Nurnber Total Area in village subject to following conditions:— 1. 2. 3

4. Conditims mentioned in the No objection Certificate issued by the Competent Authority under the provisions of the Urban Land Ceiling and Control Act, 1976, have to be obeyed. Conditims stated for land diversion under the Madhya Pradesh Land Revenue Code have to be obeyed. Conditions stated under the permission for development under Madhya Pradesh Town and Country PlanningÄct, 1973 have to be obeyed. Firstly development/construction of plots/ houses for economi- cally weaker sections have to be done. Sul) Divi.sional Officer (IRevenue) N •tent Authority).