

**PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY,
PUDA Bhawan, Sector-62, SAS NAGAR**

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No. PUDA-Mega Projects-2006/ 395

Dated: 24/7/06.

To

PACL INDIA Ltd.,
22, 3rd Floor, Amber Tower, Sansar Chand Road,
Jaipur.

RC-4/E/2014/CBI/BSSA/DUG
MK - 20693/16

Subject: Deposit of EDC and difference of CLU Charges & Licence Fee for the Mega Project situated in Sector 104, Mohali.

Please refer to your letter no. PACL/CHD/MHL/43 dated 21.07.2006 and PACL/CHD/MHL/42 dated 21.07.2006 on the subject cited above.

2. Based on the area details as per Layout Plan approved by the Chief Town Planner, Punjab, the total External Development Charges (EDC) payable works out to be as under:-

S. N.	Purpose	Area in Acres	Rate per Acre		Rate as per maximum FAR allowed		Amount Rs./Lac
			FAR	Rs./Lac	FAR	Rs./Lac	
1.	Residential (Plotted) including reserved area & open area under roads, parks etc.	118.46	1.00	15.09	1.00	15.09	1787.57
2.	Residential (Group Housing)	18.90	1.50	60.36	2.00	80.48	1521.07
3.	Commercial	3.53	1.50	60.36	1.50	60.36	213.07
4.	Institutional	9.73	1.00	15.09	1.00	15.09	146.83
	TOTAL:	150.62					3668.54
	SAY						3669.00

3. The 25% amount of EDC payable before the final sanction of the layout plan by the Competent Authority, PAPRA / Chief Town Planner, Punjab works out to be Rs. 917.25 lac (Rs. Nine hundred seventeen lacs and twenty five thousand only).

4. The balance 75% amount of EDC of Rs. 2751.75 lac can be paid in lump-sum, without interest, within 30 days from the date of issue of this letter or can be paid in 6 equated bi-annual installments along with 10% compound interest as under:

Sr. No.	Due Date	Installment of EDC	Amount of EDC Rs./ lac	Interest Rs. / lac	Total Rs./ lac
1	24.01.2007	1 st	458.65	137.60	596.25
2	24.07.2007	2 nd	458.65	114.65	573.30
3	24.01.2008	3 rd	458.65	91.75	550.40
4	24.07.2008	4 th	458.65	68.80	527.45
5	24.01.2009	5 th	458.65	45.85	504.50
6	24.07.2009	6 th	458.50	22.95	481.45
	Total		2751.75	481.60	3233.35



5. 6 bi-annual installments shall be deposited with Chief Accounts Officer, Mohali through a bank draft drawn in favour of Punjab Urban Planning and Development Authority payable at Chandigarh on or before the due date.

6. Non payment of the installment on or before the due date will attract penal interest at the rate of 18% per annum in addition to the compound interest of 10% per annum till the amount is paid.

7. In case the balance 75% amount of Rs. 2751.75 Lacs on account of EDC is to be paid in installments as per the schedule mentioned in para 4 above, then within 30 days of the issue of this letter

i. either a bank gurantee in the requisite performa, equivalent to the total amount of 6 installments including interest i.e. Rs. 3233.35 lacs (Rs. Three thousand two hundred thirty three lacs and thirty five thousand only) shall be submitted

Or

ii. Hypothecation of property (Plots) equivalent to the amount of 6 installments including interest, giving complete details viz khasra nos. and plot nos. as per the Layout Plan, as per valuation as acceptable to PUDA, shall be made.

8. In case the bank guarantee / hypothecation of property is not submitted within 30 days of the issue of this letter, then the notification / order under section 44 of the PAPR Act, 1995 issued by the Department of Housing and Urban Development shall be withdrawn.

9. In addition, the following amount on account of difference of Change of Land Use charges and Licence Fee is payable:-

A. Change of Land Use charges

S. No	Purpose	Area in acres	Rate per acre Rs /Lac	Amount Rs / Lac
1.	Residential (Plotted) including reserved area & open area under roads, parks etc.	118.46	5.00	592.30
2.	Residential (Group Housing)	18.90	7.50	141.75
3.	Commercial	3.53	40.00	141.20
4.	Institutional	9.73	5.00	48.65
	Total:	150.62		923.90
	Less already paid			1093.00
	Balance to be paid/Excess deposited			(-) 169.10

B. License Fee

S. N.	Purpose	Area in Acres	Rate per Acre		Rate as per maximum FAR allowed		Amount Rs./Lac
			FAR	Rs./Lac	FAR	Rs./Lac	
1.	Residential (Plotted) including reserved	118.46	1.00	2.00	1.00	2.00	236.92

Mega projects



	area & open area under roads, parks etc.						
2.	Residential (Group Housing)	18.90	1.50	4.00	2.00	5.34	100.93
3.	Commercial	3.53	1.50	150.00	1.50	150.00	529.50
4.	Institutional	9.73	1.00	0.50	1.00	0.50	4.87
	Total	150.62					872.22
	Less already paid						1457.00
	Balance to be paid /Excess deposited						(-) 584.78

10. You are requested to deposit Rs. 917.25 lac (Rs. Nine hundred seventeen lacs and twenty five thousand only) on account of 25% amount of EDC, less excess amount of Rs. 169.10 lac (Rs. One hundred sixty nine lacs and ten thousand only) and Rs.584.78 lac (Rs. Five hundred eighty four lac and seventy eight thousand only) on account of difference of CLU charges and Licence Fee respectively through bank draft drawn in favour of Punjab Urban Planning and Development Authority payable at Chandigarh, with the Chief Accounts Officer, PUDA, Mohali.

11. These charges are tentative subject to the following conditions:-

- i. The charges are based on the areas mentioned in para 2 above and in case of any change in areas or revision of Layout Plan, the difference will be paid within 30 days.
- ii. The open areas for the time being have been charged at the residential (plotted) rate subject to the final decision and in case a higher rate is decided, the difference will have to be paid within 30 days.
- iii. The charges are based on FAR as per new Periphery Policy for the above categories as under:

Residential (Plotted)	: 1.00
Residential (Group Housing)	: 1.50 (Proportionately increased to FAR of 2.00 as allowed by Empowered Committee)
Commercial	: 1.50
Institutional	: 1.00

In case of any increase in FAR at a subsequent stage, the charges will increase proportionately.

- iv. The rates charged are as applicable for Sector Road (SR) and in case the project falls on National Highway (NH), the rates applicable for NH will be charged.

12. These charges are further subject to the condition that in case of any amendment or revision of rates or levy of any other charges by the Government of Punjab at any stage, you will have to pay the difference, if any.


Chief Town Planner



Endst. No. PUDA-Mega Projects-2006/

Dated:

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A copy of the above is forwarded to the Secretary, Department of Housing and Urban Development, Punjab, Chandigarh for information.

Chief Town Planner

Endst. No. PUDA-Mega Projects-2006/

Dated:

A copy of the above is forwarded to Chief Town Planner, Punjab, Chandigarh for information. It is informed that the charges have been worked out as per the areas for various categories mentioned in the layout plan and FAR mentioned in para 11(iii) above. Before approving the Layout Plan, these areas may be checked with the same and the difference, if any, may be intimated to this office to recover the difference of charges.

A copy of the approved Layout Plan may also be sent to this office as well as to the Chief Accounts Officer, PUDA, Mohali.

In case the areas or FAR is increased at any stage subsequently, the same may also be intimated to recover the difference of charges.

Chief Town Planner

Endst. No. PUDA-Mega Projects-2006/

Dated:

A copy of the above is forwarded to the Additional Chief Administrator, PUDA, Mohali for information and necessary action.

Chief Town Planner

Endst. No. PUDA-Mega Projects-2006/

Dated:

A copy of the above is forwarded to the Chief Engineer, PUDA, Mohali for information and necessary action.

Chief Town Planner

Endst. No. PUDA-Mega Projects-2006/

Dated:

A copy of the above is forwarded to the Chief Accounts Officer- cum- Additional Chief Administrator (F&A) PUDA, Mohali along with a copy of PACL India Ltd.'s letter no PACL/CHD/MHL/43 dated 21.07.2006 and PACL/CHD/MHL/42 dated 21.07.2006 for information. It is requested to carefully check the calculations and their basis as per annexure D I and D II of the Periphery Policy notified by the Department of Housing and Urban Development vide no. 18/35/2002-1HG2/499 dated 20.01.2006 and 18/35/2002-1HG2/6390-92 dated 12.07.2006, before receiving the amount.

Chief Town Planner

Endst. No. PUDA-Mega Projects-2006/

Dated:

A copy of the above is forwarded to Senior Architect, PUDA, Mohali for information with the request that in case the areas or FAR is increased at any stage subsequently, the same may be intimated to recover the difference of charges.

Chief Town Planner



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**PUNJAB URBAN PLANNING AND DEVELOPMENT AUTHORITY
(MEGA HOUSING PROJECT)**

To

✓ M/s. PACL India Limited,
120, Sector 10-A,
First Floor,
Chandigarh.

Memo No.PUDA-Mega Proj./06/ 102
dated, 29/7/06.

Sub:- Approval of Layout Plan –Mega Housing Project of M/s PACL India Limited in Sector 104, SAS Nagar.

Ref:- Your application No. PACL/CHD/MHL/ dated 14-7-2006.

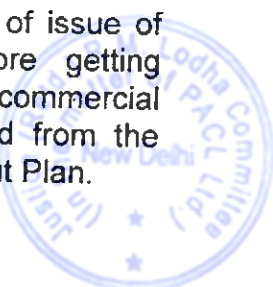
The proposal of setting up of above Mega Housing Project was considered and approved by the Empowered Committee in its meeting held on 28-11-2005 constituted under the Industrial Policy 2003, under the chairmanship of Hon'ble Chief Minister, Punjab. The Letter of Intent was issued vide letter No. **CC/JDP/Mega/PACL/3830/Dec. dated Chandigarh, the 21-12-05** and Agreement dated 28-2-2006 was signed with the Punjab Govt. Based on the change in land use granted by the Punjab Govt. vide letter No. **18/57/2006-5HG-2/6291 dated 11-7-2006**, the layout plan bearing drg.No.wca/pacl/SAS/S-104/25 dated 20-7-2006 for an area of 150.62 acres of Mega Housing Project of your company M/s PACL India Limited, New Delhi located in Sector 104 at SAS Nagar has been examined by the Chief Town Planner, Punjab and discussed in meetings held at the level of Competent Authority and on receipt of 25% of External Development Charges vide letter No. 395 dated 24-7-2006 (Receipt No. 55/9 dated 24-7-2006), layout plan comprising 150.62 acres of area and having 123.55 acres as net planned area, proposing 54.07 acres (43.75%) as saleable area is hereby approved subject to the following conditions :-

- 1) The company shall fulfill the terms & conditions specified in the Letter of Intent issued vide letter No. **CC/JDP/Mega/PACL/3830/Dec. dated Chandigarh, the 21-12-05**, Agreement dated 28-2-2006 made with the Punjab Govt. and change in land use issued by Punjab Govt. vide letter No. **18/57/2006-5HG-2/6291 dated 11-7-2006**.
- 2) The company shall fulfill the terms & conditions specified by the Forest Department vide letter No. 2540 dated 26-6-06 & Punjab Pollution Control Board (Provisional) vide letter No. 5196 dated 26-6-06 & obtain necessary clearances/NOCs within the stipulated time period as specified in these letters and submit copies of the same with the Competent Authority.
- 3) No sale/advertisement of plots shall be made by the company unless the Govt. issues notification/orders u/s 44 of PAPR Act, 1995 for the exemption of the Project from PAPR Act, 1995.
- 4) The company shall sell/advertise only those plots which fall within the land/area solely owned by the company. No sale/advertisement for plots falling in area under Agreement to sell or to be acquired by the Govt.

Field In-charge
Lodha Committee
Chairman
Matter of PACL Ltd.
Chandigarh

shall be undertaken, till it is transferred in the ownership of the company and possession taken by them.

- 5) The detailed planning of areas shown as "Reserved" and "commercial" pockets shall be got approved from the Competent Authority. The reserved areas may be planned for public facilities to the extent of maintaining the overall saleable area within 50% limit.
- 6) The design and specifications of all the Development works provided in the colony shall be as per the Punjab PWD specifications/BIS specifications. The company shall submit a copy of the specifications & detailed estimates duly signed by a qualified engineer of the concerned discipline thereof with the Competent Authority before undertaking any Development Works on site.
- 7) The company shall not contravene the provisions of any other law for the time being in force in the area where the colony is being developed.
- 8) The company shall maintain a separate account in any Schedule Bank of sums taken by him from persons intending to take or who have taken by 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 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.
- 9) The company shall obtain demarcation of roads, road formation level and levels of service lines from the C.E, PUDA, Mohali, before the start of work.
- 10) The Electric plan/load will be got approved from PSEB before execution of work as per their specification/norms.
- 11) Whenever the estate services like water supply, storm water, sewerage system is laid in the periphery by MC/PUDA/Improvement Trust, the company will integrate the same with these services at its own expenses.
- 12) The rain water harvesting structures will be provided as per design approved by CGWB.
- 13) Zoning Plans/Architectrural Control Sheets shall be submitted to Competent Authority within three months of issued of Layout Plans.
- 14) The company shall transfer free of cost the non-saleable open space like roads, parks, etc. (Not Schools & Community Centre etc.) in favour of Govt. through PUDA in case the colony is situated outside the limits of M.C. and in favour of the appropriate Municipal body, in case the colony is situated within such limits, to the satisfaction of the concerned body. The company shall obtain Completion Certificate within five years from the date of agreement. Such transfers shall be free from stamp duty. However, onus of maintaining all essential services (open spaces, parks, roads, parking, landscaping, rain water harvesting system, electrical system) for a period of five years from the issue of completion certificate shall continue to remain with the company even after the transfer of non-saleable open spaces like road, parks etc.
- 15) Demarcation of layout plan will be done within two months of issue of Layout Plan and reconciled discrepancy, if any. Before getting Architectural Control approved integrated zoning plans of commercial area, residential and other buildings shall be got approved from the Competent Authority within three months of issue of the Layout Plan.



- 16) Building Plans will be approved by the concerned E.O, PUDA as per the approved zoning plan/Architecture Control Sheets.
- 17) The Company shall construct or get constructed at his own cost schools, hospitals, community centres and other community buildings on the land set apart for this purpose or transfer such land to the State Government at any time free of cost or on payment of actual cost of development of land, as may be decided by the State Government in which case the State Govt. be at liberty to transfer such land to any local authority or any person or institution on such terms and conditions as it may deem fit.
- 18) The Company will make their own arrangements of independent water supply and install sewerage treatment plant and also ensure smooth supply of electricity and other requisite services of the colony at their own cost and such costs are included in their estimates and also ensure that no earth excavation will be allowed from the plots/reserved/public building sites for construction of roads.

DA/ Layout plan

[Signature]
 CHIEF ADMINISTRATOR -CUM-
 COMPETENT AUTHORITY,
 PUDA, SAS NAGAR.

Endst.No.PUDA-Mega Proj./06/

Dated,

Copy is forwarded to the following for information & necessary action:-

- 1) Chief Town Planner, Punjab, Chandigarh
- 2) Chief Conservator of Forest, Punjab, Chandigarh
- 3) Chairman, Punjab Pollution Control Board
- 4) Chief Engineer, PUDA, Mohali
- 5) Addl.Chief Administrator, PUDA, Mohali

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 CHIEF ADMINISTRATOR-CUM-
 COMPETENT AUTHORITY,
 PUDA, SAS NAGAR.

Endst.No.PUDA-Mega Proj./06/

Dated,

Copy is forwarded to Secy/SHUD for the kind information of Secretary, Housing & Urban Development, Punjab, Chandigarh.

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 CHIEF ADMINISTRATOR-CUM-
 COMPETENT AUTHORITY,
 PUDA, SAS NAGAR.

