

From,

Chief Town Planner,
Punjab, Chandigarh.

To

M/s PACL India Ltd.,
SCO No. 76, Phase -9,
2nd Floor, Mohali.

Memo No. 5431 CTP(PB) SP. 432 (M)
Dt. Chandigarh. 21/8/2011

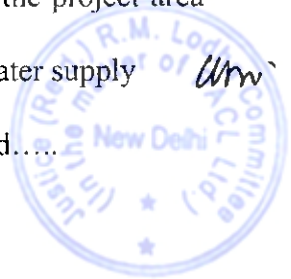
Subject: Permission for change of land use for Residential Colony "Pearls City" of PACL India Ltd. at Sec.96, Vill. Manakmajra, Tehsil & Distt. SAS Nagar.

Ref: Your application dated 17.3.2011 & 7.6.2011

2. The Permission for Change of land use for an area measuring 41.92 Acre falling in Village Manakmajra, Tehsil & Distt. SAS Nagar for Residential purpose has been considered at the Government level. The permission for change of land use for an area measuring 41.92 acres as verified by the Tehsildar is hereby granted with the approval of Government for residential purposes on the following terms and conditions. The Detail of land is as given in Annexure A.

- i) The change of land use shall be in hands of M/S PACL Ltd., and promoter shall deposit EDC/Licence/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- ii) The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore, this permission of CLU does not in any manner grant or effect ownership right of this land, which have to be determined by Competent Authority.
- iii) Promoter shall be responsible for litigation, if any, regarding land ownership in any court of law.
- iv) Promoter shall not undertake any development work at the site until layout plan is approved by the Competent Authority.
- v) Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forests, Government of India before starting the development works of the Colony.
- vi) Through revenue rastas and pucca road passing through the site, if any shall be kept unobstructed.
- vii) Promoter shall also obtain NOC from PPCB if required under the Water (Prevention and control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2000.
- viii) Layout Plan/Building Plans of the entire project shall be got approved from the Competent Authority.
- ix) Promoter shall not make any construction under HT/L.T. electric lines passing through the site if any or shall get these lines shifted by applying to the concerned Authority.
- x) This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
- xi) Promoter shall obtain NOC from the Forest Deptt., if required before undertaking development at site.
- xii) Promoter shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/storm water of the surrounding area.
- xiii) Promoter shall make provision of rain water harvesting within the project area at its own cost.
- xiv) Promoter would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.

Contd.....



- xv) Promoter shall obtain any other permission required under any other act at his own level.
- xvi) Promoter shall develop the land as per the proposals of Master Plan/ Zonal Plan SAS Nagar and shall keep the proposed Master Plan roads and green buffer intact in his site.
- xvii) Promoter shall develop the site only after taking license from the Competent Authority under the Punjab Apartment & Property Regulation Act, 1995.

Receipt of Rs. 2,10,01,920/- (Rs. Two Crores Ten Lacs One Thousand Nine Hundred twenty only) received through DD No.179618 dt. 26.07.2011 towards CLU charges is hereby acknowledged. These charges are tentative and actual charges of CLU shall be worked out at the time of approval of layout plan and the balance shall be payable by the promoter.

U.M. Chahal
Chief Town Planner,
Punjab, Chandigarh.

Endst.No. CTP(Pb)/ Dt.Chandigarh, the

A copy is forwarded to Chief Administrator, PUDA, Mohali for information and necessary action. Demand Draft No.179619 dt.26.07.2011 of HDFC Bank payable at Mohali amounting Rs. 6,30,058/- (Rs. Six Lacs Thirty Thousand fifty Eight Only) towards Social Infrastructure Fund (SIF) on CLU charges are hereby attached.

- Sd -
Chief Town Planner,
Punjab, Chandigarh.

Endst.No. CTP(Pb)/ Dt.Chandigarh, the

A copy is forwarded to Chief Administrator, GMADA, Mohali for information and necessary action. The EDC and licence fee and their SIF shall be recovered at its own level from the promoter.

- Sd -
Chief Town Planner,
Punjab, Chandigarh

Endst.No. CTP(Pb)/ dt. Chandigarh, the

Copy is forwarded to the following for information and necessary action:

- 1) Chairman Punjab Pollution Control Board, Patiala.
- 2) Chief Conservator of Forests, Punjab, Chandigarh.
- 3) Senior Town Planner, Mohali
- 4) District Town Planner, Mohali

- Sd -
Chief Town Planner,
Punjab, Chandigarh



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List of area owned by PACL INDIA LTD.			
VILLAGE MANAKMAJRA			
SECTOR 96, SAS NAGAR			
S.NO.	KHASRA NO.	Kanal	Marla
1	16//10	0	14.17
2	16//11	6	4.17
3	16//12	3	6.62
4	16//13/1	2	3.33
5	16//13/2	4	13
6	16//13/3	0	15
7	16//18/1	5	8
8	16//18/2	2	3.33
9	16//19	6	13.33
10	16//20	6	13.33
11	16//21	6	13.33
12	16//22	6	13.33
13	16//23/1	1	11.67
14	16//23/2	3	18
15	16//24	5	16
16	16//8/2	2	3.33
17	16//9	4	6.67
18	17//15	2	9.16
19	17//16	2	6.66
20	17//22	0	18
21	17//23/1	4	4.86
22	17//26	24	5
23	29//20/2	1	1.35
24	21//1	2	0.81
25	21//15	8	0
26	21//16	7	12
27	21//17/1	0	16
28	21//17/3	0	10
29	21//2/1	0	7.7
30	21//2/2	6	2.57
31	21//23	0	14.71
32	21//24/1	1	2
33	21//24/2	5	17.16
34	21//25	6	19
35	21//5/2	4	18.33
36	21//6	8	0
37	22//1/1	3	17.5
38	22//1/2	3	7
39	22//10	8	0
40	22//11	8	0
41	22//12/1	6	4
42	22//12/2	1	16
43	22//19	8	0

FOR SALE

C. Signed

Umhalwa
Chief Town Planner
Punjab, Sector 18-A
Chandigarh

11-4-2011

230719 @ 11/4/11



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44	22//2	8	0
45	22//20	8	0
46	22//21/1	3	13
47	22//21/2	3	13
48	22//9	8	0
49	29//1	8	0
50	29//10	8	0
51	29//11	7	13.5
52	29//12/1	3	18
53	29//12/2	2	12
54	29//13	0	7
55	29//19/1	1	12
56	29//19/2	0	13
57	29//2/1	4	4
58	29//2/2	3	16
59	29//20/1	1	10.08
60	29//21	0	0.59
61	29//22	4	11.01
62	29//27	4	8
63	29//28/2	27	0
64	29//8	6	0
65	29//9/1	3	16
66	29//9/2	4	4
67	30//4	0	11.63
68	30//5	7	12
69	30//6/1	5	2.38
70	30//6/2	1	2.26
71	30//6/2		
72	30//7	0	1.59
		306	587.46
202900 SQ.YDS.= 41.92 acres			

11-4-2011
23011a @ WY
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C. Signed

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Chief Town Planner,
Punjab, Sector 18-A,
Chandigarh



(5)

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR-62, SAS MAGAR**

To

M/s PACL Limited,
S.C.O. No. 76, Phase-9,
Mohali, Punjab.

Memo No. GMADA/DTP/2013/ 1074
Dated: - 28/05/2013

Subject: - Issue of Letter of Intent for setting up a residential colony namely "Pearls City" at village Manak-Majra, Distt. SAS Nagar (41.92 acre) under rule 11(3) of PAPR Rules, 1995.

Reference your Application dated 04-01-2012 for the grant of license for setting up a residential colony namely "Pearls City" at village Manak-Majra, Distt. SAS Nagar. It is proposed to grant a license to you for the said colony as per the layout plan submitted by you bearing Drawing No. DC/PACL/LP-01 Dated 05-02-2013. You are, therefore called upon to fulfill all the conditions laid down in rule 12 of the Punjab Apartment & property Regulation Rules, 1995 and other conditions as given below within a period of thirty days from the date of issue of this notice.

- i) You will submit the service plans and estimates after including the expenditure of independent water supply, sewerage and electrical system including rain water, reverse bore harvesting system to be provided by you at your own cost in five complete sets. Promoter shall submit a detailed report/proposal regarding arrangement for treated water (sullage) and remedial measures to control the floods.
- ii) You shall furnish bank guarantee equal to twenty five percent of the estimated cost of the development works certified by the Competent Authority.
- iii) You shall obtain No objection certificate from concerned department i.e., Punjab Pollution Control Board, Punjab State Electricity Board, P.W.D drainage department and Forest department before the start of development works in the colony.
- iv) No development works shall be initiated/started unless & untill all the conditions mentioned in license certificate & permission of change of land use letters are fulfilled.
- v) You are required to furnish an undertaking duly attested by Notary that you will comply with the conditions of the NOC issued/to be issued by the Forest Department, PPCB, PSEB, Patiala, XEN (Drainage), or any other similar NOC's to be issued by any other Department later on from time to time, before the grant of License.



- vi) You will make your own arrangement for independent water supply, sewerage and install sewerage treatment plant and also ensure smooth supply of electricity and other requisite services in the colony at your own cost and include the cost of such amenities in the estimates of the colony before getting it approved from the Chief Engineer, GMADA.
- vii) You are required to furnish an undertaking duly attested by Notary that you will connect the storm water, drainage & sewerage of your residential colony, with the storm water, drainage and sewer laid down by GMADA at your own cost and also provide water supply and sewerage services to the colony at your own expenses till it is integrated with the services of GMADA.
- viii) You will have to provide Rain Water Reserve Bore Harvesting System for the disposal of storm water and cost to this effect will be included in the estimate, before these are submitted to Competent Authority for further perusal and approval.
- ix) You shall abide by the terms & conditions laid down by Chief Engineer-Commercial, PSPCL Patiala as intimated by his office vide letter No. 2352 dated 05-07-2012. (Copy enclosed).
- x) You will obtain permission u/s 143 (2) of Punjab Regional & Town Planning Development (Amendment) Act, 2006 from Additional Chief Administrator, Mohali regarding access to the colony before the grant of License.
- xi) The provisions of the Punjab Apartment & Property Regulations Act, 1995 & rules made there-under and Govt. Notification /Instructions issued from time to time shall remain applicable in toto.
- xii) This is only an intention to grant license on fulfillment of above conditions and does not grant any right to the promoter to sell/transfer the property or execute any transactions with anyone without obtaining a valid license.
- xiii) If you fail to comply with any of the conditions of the LOI within the stipulated period of 30 days or extended period of further 30 days, if granted by the Competent Authority, the LOI shall be deemed to be cancelled and you will have to apply afresh for the LOI.
- xiv) In case if any discrepancy noticed in area or in calculation at a later stage or during the course of audit, the society shall be liable to pay the difference within 30 days from the date of issue of demand.
- xv) The Promoter shall not use under ground water for construction of development works in the notified area. He should also incorporate such condition in the allotment letter of plots / apartments directing the allottees not to use the under ground water for construction purpose. They shall use surface water sources or treated sewage from nearby Sewage Treatment Plant.

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xvi) You will have to deposit 15% of the total EDC charges i.e. Rs. 232.55 lacs, 25% of total license fee i.e. Rs. 50.74 lacs, 100% Urban development fund amounting to Rs. 1.04 lacs and 100% Social Infrastructure fund amounting to Rs. 52.59 lacs within 30 days from the date of issue of this letter as per the submitted plan.


Chief Administrator,

(exercising the powers of Competent Authority under PAPR Act.)

Endst. No.

Dated:

A copy of the above is forwarded to following for information & necessary action: -

- i) Chairman, PPCB, Patiala.
- ii) Chief Engineer (Comm.), PSPCL, Patiala.
- iii) Chief Town Planner, Pb. Chandigarh.
- iv) Chief Engineer, GMADA, Ajitgarh.
- v) District Forest Officer, SAS Nagar.
- vi) Executive Officer, Municipal Committee, SAS Nagar.
- vii) Estate Officer (Regulatory), GMADA, Ajitgarh.
- viii) Superintending Engineer (Drainage), Drainage Department, Punjab Patiala.

Chief Administrator

NOT FOR SALE

