

Bathind Project

Folder-2

	Document Type	Date	Number
1	CLU 125-93	20.11.08	9101
2	LOI	21.5.09	595
3	License	22.7.09	2109/1
4	Layout Appraisal	04.6.13	20028
5	Environment clearance.	11.5.13	930
6	CLU 127-98	30.6.11	4621.

MR-20700/16

NOT FOR SALE



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DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

The Chief Town Planner,
Punjab, Chandigarh.

RC-4/E/2014/CBT/BSSFC/DC
MR - 20700/16

To

M/S PACL India Ltd.,
SCO No.76, IIInd Floor,
Phase-9, Mohali

Memo No. 9101 CTP(Pb)/SP-432(B)
Dt. Chandigarh, the 20/11/08

Subject: Change of land use for Residential purpose at village Bhokhra & Gill Patti
Tehsil & distt. Bathinda.

Reference: Your application dated 26.6.2008

Your application for change of land use of 125.93 Acre land for residential purpose at village Gill Patti & Bhokhra Tehsil & distt. Bathinda has been considered at Government level and permission is hereby given for 125.93 Acre land with the approval of Government to use the said land for residential purposes on the following terms and conditions. The detail of land is given in Annexure-'A'.

- i) The change of land use shall be in the hands of M/S PACL India Ltd., SCO No.76, IIInd Floor, Phase-9, Mohali and shall deposit EDC/License/Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- ii) Promoter shall develop the site as single unit after taking license under PAPRA, 1995 from the Competent Authority and shall not bifurcate the site.
- iii) The promoter shall be responsible for any litigation if any regarding land in any court of law.
- iv) Promoter shall not undertake any development work at site until building plans are approved by the Competent Authority.
- v) Thorough revenue rastas passing through the site shall be kept unobstructed.
- vi) Promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1970, Municipal Solid Waste Management and Handling Rules, 2000 or any other relevant act before undertaking the development at site.
- vii) The promoter shall ensure the minimum distance from the nearby industry as prescribed by PPCB, Deptt. of Environment or other Competent Authority in this regard and also as per notification of Department of Science, Technology, Environment and Non Conventional Energy dt. 25.7.08 and get the clearance from PPCB before undertaking development at site.
- viii) Promoter shall not make any construction under L.T. electric lines passing through the colony or shall get these lines shifted by applying to the concerned authority.
- ix) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- x) Promoter shall obtain permission from the Forest Deptt., Government of India under Forest Act, 1980 before undertaking development at site.

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- xi) 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.
 - xi) Promoter shall make provision of rain water harvesting within the project area at its own cost.
 - xii) Promoter would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
 - xiii) Promoter shall obtain any other permission required under any other Act at his level.
 - xiv) The promoter would abide by the instructions issued by the State Government or its any agency from time to time.
 - xv) The promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment and Forest, Government of India before starting the development works of the colony.
 - xvi) Promoter shall obtain permission u/s 143 of the Punjab Regional and Town Planning and Development Act to derive access from the schedule road and shall maintain 30 mt. No Construction Zone along the road and shall take permission from National Highway Authority before undertaking development at site to drive access from National Highway.

Receipt of Rs.1,88,89,500/- received through DD No. 226087 dated 10.11.08 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

Chief Town Planner,
Punjab, Chandigarh.

Endst.No.

CTP(PB)/

Dated, Chandigarh

A copy is forwarded to the following for information and necessary action.

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

Chief Town Planner,
Punjab, Chandigarh



CHANGE OF LAND USE PEARL CITY - BATHINDA

SCHEDULE OF AREA:-

S.NO	MUSHTIL NO.	KHASRA NO.	KHEWAT NO.	KHATUNI NO.	TOTAL AREA
VILLAGE :- BHOKRA					
1.	82//	21	396	1058	8-00 ✓
2.		22	396	1058	8-00 ✓
3.		23	396	1058	8-00 ✓
4.		24	153	365,366,367	8-00 ✓
5.		25	158	375	3-14 ✓
6.	101//	1	396	1058	8-00 ✓
7.		2	396	1058	8-00 ✓
8.		3	396	1058	8-00 ✓
9.		4	396	1058	8-00 ✓
10.		5	396	1058	7-08 ✓
11.		6	396	1058	7-08 ✓
12.		7	398	1061	8-00 ✓
13.		8	398	1061	8-00 ✓
14.		9	310	813	8-00 ✓
15.		10	310	813	8-00 ✓
16.		11	241	559	8-00 ✓
17.		12	241	560	8-00 ✓
18.		13	310	813	8-00 ✓
19.		14	398	1061	8-00 ✓
20.		15	310	813	7-08 ✓
21.		16	310	813	7-08 ✓
22.		17	310,398	813,1061	8-00 ✓
23.		18	244	581	8-00 ✓
24.		19	241	560	8-00 ✓

101/101A-22
(2-13) (5-19)
RB

[Signature]
Chief Town Planner,
Bathinda, Section 18-A,
Punjab

For PACCL INDIA LIMITED
[Signature]



VILLAGE :- GILL PATTI					
91.		$\frac{824}{1}$	212	1335	03-19
92.		$\frac{825}{1,2,3,4,5}$	212,214,219	1335,1337 1342	36-00
93.		$\frac{826}{1,2,3,4}$	217,216 212,214	1340,1339 1335,1337	38-14
94.		$\frac{827}{1,2,3,4}$	217,216,219	1340,1339 1342	23-08
95.		828	220	1343,1344	20-14
96.		829	220	1343,1344	18-01
97.		830	220	1343,1344	19-09
98.		831	220	1343,1344	09-14
99.		832	220	1343,1344	06-19
100.		833	220	1343,1344	21-16
101.		834	220	1343,1344	20-17
102.		835	220	1343,1344	19-03
103.		836	220	1343,1344	09-10
104.		837	220	1343,1344	11-17
105.		839	393	1893	16-04
106.		840	393	1893	9-13
107.		841	393	1893	14-09
108.		$\frac{848}{1,2}$	207,213 212	1322,1336 1335	13-00
109.		$\frac{850}{2,1}$	207,213	1322,1336	15-00
110.		$\frac{851}{1,2}$	207,213	1322,1336	35-00
TOTAL					363K-07M

VILL. BHOKHRA = 644K-03M

VILL. GILL PATTI = 363K-07M

TOTAL AREA = 1007K-10M

= 125.93 ACRE

For PACL INDIA LIMITED
Authorized Signatory

[Handwritten Signature]
C.S.

[Handwritten Signature]
अभिनीलसिंह
बठिंडा ।

[Handwritten Signature]
Chief Town Planner,
Punjab, Sector 18-A,
Chandigarh



BATHINDA DEVELOPMENT AUTHORITY BATHINDA.

FORM APR-II (See Rule-11(3))

Form of Notice for calling upon the applicant to fulfill conditions

From

The Competent Authority,
under Punjab Apartment and Property Regulation Act, 1995

To

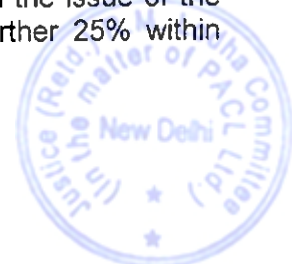
PACL India LTD.
SCO 76, 2nd Floor
Phase-9, Mohali.

Memo No. BDA/CA/BTI/2009/ 595
Dated:- 21-05-2009

Subject

Issue of Letter of Intent for setting up a residential colony namely "PEARLS CITY" in Village Gill Patti and Bhokhra on a land measuring 125.93 acres under rule 11(3) of PAPR Rules, 1995.

1. Reference your application dated 31-12-2008 for the grant of licence to set up a residential colony namely "PEARLS CITY" in Village Gill Patti and Bhokhra Distt. at Bathinda.
2. It is proposed to grant licence to you for setting up a residential colony at vill Village Gill Patti and Bhokhra Distt. Bathinda as per the layout plan submitted by you bearing Dr. No. PEARLS CITY-1 dated 5-2-2009 You are therefore called upon to fulfill the conditions laid down in rule 12 of the Punjab Apartment & Property Regulation Rules, 1995 within a period of thirty days from the date of service of this notice.
3. Tentative cost of the development works has been assessed as Rs 264453000/- on for which you will have to furnish a bank guarantee to the extent of 1/4th i.e. Rs. 66113250/- before the grant of licence. The full and final cost of bank guarantee will be informed as and when the standard estimate received form you before final approval of licence.
4. You will have to deposit first installment of External Development Chagres (EDC) as per Section 5(6) of the PAPR Act 1995 for your proposed colony the residential area 117.4294 acre @ Rs. 1046000/- per acre which comes to Rs 122831153/- and Commercial area 2.2659 acres @ Rs. 3138000/- P.A., which comes to Rs. 7110394/- and 10% of the saleable area of EWS group housing scheme area 6.2422 acres @ Rs. 2092000/- P.A., which comes to Rs. 13058682/- Ist installment being 1/6th of the total due amount i.e. Rs 23833372/- is required to be deposited with the Competent Authority, BDA Bathinda in the shape of A/C Payee Bank draft, payable at any scheduled bank at Bathinda within 30 days from the issue of this letter. Remaining 5 installments will be payable in 5 half yearly installment which will be due from the date of issue of Licence without any interest. However, in case of delayed payment, 12% interest will be charged.
5. You will submit the services plans and estimates after including the expenditure of independent water supply, sewerage, disposal of Storm Water Drainage and electrical system including rain water reverse bore harvesting system to be provided by you at your own cost in five complete sets. Promoter has to submit detailed report/proposal regarding arrangement for treated water (sullage) and remedial measures to control the flood. Promoter will be bound to deposit the additional bank guarantee if so reported by the S.E. BDA after the perusal of the estimates and services plans.
6. You will acquire the title of the land to the extent of 10% before the grant of licence, further title to the extent of 15% will be acquired within 6 months from the issue of the licence, further 25% title will be acquired after further 6 months, further 25% within further 6 months and final 25% within further 6 months.



7. You are required to obtain final/confirmed NOC from PSEB, before the start of work at site.
8. Promoter shall not make any construction under L.T & H.T electric lines.
9. You are required to install C.I. Pipes for development works and cost to this effect shall be included in the estimates thereof and accordingly will also get these estimates cleared from the office of the Superintending Engineer, BDA Bathinda before the grant of licence.
10. Saleable area in this colony is 55% whereas non-saleable area comes 45% and out of the total open area, 10% of the area shall be used for plantation of trees and 10% of the saleable area will be planed for the construction of EWS houses.
11. Promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act 1970, Municipal solid Waste Management and Handling Rules, 2000 or any other relevant Act before undertaking any development at site.
As per the interim orders of Punjab & Haryana High Court in CWP No. 18632 of 2005, promoter will provide minimum buffer of 15 meters green belt of broadleaf trees should be provided by the colonizer towards the air polluting industries, boundary of which are located within 100 meters from the boundary or such air polluting industries.
12. The promoter shall ensure the minimum distance from the nearby industry if any, as prescribed by PPCB, Deptt. of Environment or other Competent Authority in this regard. Promoter will also comply with the conditions as prescribed in notification No. 3/6/07/STE(4)/2274 dated 25-7-2008 of PPCB
13. Promoter will take a written permission/NOC from PPCB, PSEB, M.C. Concerned, Forest & Drainage Deptt. before start of work at site, as per notification issued by the Punjab Govt., Housing & Urban Development Deptt. vide No. 2/3/92/5HG2/3189 dated 6-5-2008.
14. 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, Municipal Corporation, Bathinda, PPCB, PSEB, Patiala, XEN (Drainage) & XEN PWD (B&R) and any other similar NOC's to be issued by any other Department later on from time to time in toto, before the grant of licence.
15. 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 Superintending Engineer, BDA Bathinda.
16. You are required to furnish an undertaking duly attested by notary that you will connect the storm water drainage & sewerage of your residential colony, "PEARLS CITY" in village Gill Patti and Bhokhra Distt. Bathinda with the storm water, drainage and sewer of Municipal Corporation, Bathinda at your own cost as and when these services are laid by the Municipal Corporation, Bathinda and also provide water supply and sewerage services to the colony at your own expenses till it is integrated with the services of Municipal Corporation, Bathinda.
17. You will furnish an agreement in form APR-IV as prescribed under Rule 12 of PAPR Rules, 1995
18. You will have to provide Rain Water Reverse Bore Harvesting System for the disposal of storm water as per design approved by CGWC before execution work and cost to this effect will be included in the estimates, before these are submitted to Competent Authority for further perusal and approval.
19. You will obtain permission u/s 143(2) of Punjab Regional & Town Planning and Development Act, 1995 to drive approach from Scheduled Road from ACA, Bathinda regarding access to the colony, before the grant of licence.
20. After receiving final payment of the plot, within 90 days you will registered a conveyance deed in favour of allottee. In this regard undertaking duly attested be furnished.
21. You will execute the remedial works from XEN (Drainage), concerned for control of floods at your own cost and road levels will be kept at least 0.45 Mtr. above HFL & also provide an earthen bund or RCC retaining wall on other side of colony in order to control the flood as remedial measures.
22. Zoning and planning of Shopping Mall and Group Housing will be got approved separately by you from the Competent Authority.
23. You will comply the conditions of change of land use, issued by Chief Town Planner, Punjab vide his memo No. 9101 CTP (pb)/sp-432(b) dated Chandigarh 20-11-2008
24. Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirements of notification dated 14-9-2006 of Ministry of Environment and Forest, Government of India before starting the development works of the colony.
25. Through revenue rastes passing through the site shall be kept unobstructed.



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26. Promoter shall obtain permission from the Forest Deptt., Government of India under Forest Act 1980 before undertaking development at site.
 27. This is only an intention to grant licence 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 licence.
 28. 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 deemed to be cancelled and you will have to apply afresh for the LOI.


COMPETENT AUTHORITY.

Endst. No. BDA-CA-2009-

Dated. *m*

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

- 1) The Chairman, PPCB, Patiala.
- 2) The Chief Engineer (Commercial), PSEB, Patiala.
- 3) The Chief Town Planner, Pb. Chandigarh.
- 4) The Addl. Chief Administrator, BDA Bathinda.
- 5) The Superintending Engineer, BDA Bathinda.
- 6) Sr. Town Planner, PUDA Mohali.
- 7) Executive Officer, Municipal Corporation, Bathinda.
- 8) Distt. Forest Officer, Bathinda.

- sd -
COMPETENT AUTHORITY.

NOT FOR SALE

