

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

Chief Town Planner,  
Punjab, Chandigarh.

RC. 4/E/2014/CBE/BSBP/DUR

MR-20706/16

To

M/s. PACL India Limited,  
SCO-76, 2<sup>nd</sup> Floor, Phase-IX,  
Mohali.

Memo No. 4364 CTP(Pb)/SP-432 (2)

Dated, Chandigarh, the

22/6/11

Subject:

Permission for Change of land use for Super Mega Mixed Use Integrated Industrial Park Project (Pearls Township) Area 256.5275 Acres-M/s. PACL India Limited, at Village Ramgarh, Sahabana and Uchi Mangali, Teh. & Distt. Ludhiana.

Ref:

Your request PACL/CHD/10/419, dt. 23.9.2010

2. Your application on the above cited subject for Change of land use for an area of 256.5275 acres excluding area under Govt. acquisition at Village Ramgarh, Sahabana and Uchi Mangali, Teh. & Distt. Ludhiana have been considered at Govt. level and permission is hereby granted for Super Mega Mixed Use Integrated Industrial Park Project on the following terms and conditions. The detail of land is as per Annexure-'A'.

- i) Promoter 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) 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. The Promoter in whose hands this Change of Land Use lies shall be bound by the decision of such Competent Authority.
- iii) 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 licence under PAPR Act is issued 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 Forest, Government of India before starting the development works of the colony.
- vi) Thorough revenue rastas, if any, passing through the site shall be kept unobstructed.
- vii) Promoter shall obtain NOC from PPCB under the Water (Prevention and Control of Pollution) Act, 1974, Municipal solid Waste Management and Handling Rules, 2008 or any other relevant Act before undertaking any development at the site.
- viii) Building Plans /Layout plan of the entire project shall be got approved from the Competent Authority.
- ix) Promoter shall not make any construction under H.T./L.T. transmission electric lines passing through the site or shall get these lines shifted by applying to the concerned authority.

Contd...



- x) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xi) Promoter shall obtain permission from the Forest Deptt., if required, before undertaking development at the 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.
- xv) Promoter shall obtain any other permission required under any other Act at his own level.
- xvi) Promoter shall develop the site as per the proposals of Master Plan, Ludhiana and shall leave the required area under road widening.
- xvii) Promoter shall take permission to derive access from NH/Schedule Road from the National Highway Authority/Competent Authority and shall leave no construction zone as per the proposals of Master Plan, Ludhiana.

The Receipt of Rs. 8,28,08,000/- vide DD No. 115351, dt. 14.6.2011 towards CLU charges in hereby acknowledged. These Charges are tentative and the actual charges shall be worked out at the time of approval of layout plan.

*U. Mahesh*  
Chief Town Planner,  
Punjab, Chandigarh.

Endst. No. CTP(Pb) Dated:

A copy is forwarded to Chief Administrative GLADA, Ludhiana with the request to recover the EDC, LF and SIF charges from the promoter at its own level.

*sd/-*  
Chief Town Planner,  
Punjab, Chandigarh

Endst. No. CTP(Pb) Dated:

A copy is forwarded to Chief Administrative PUDA, Mohali alongwith DD No. 115352; dt. 14.6.2011 amounting Rs. 24,85,000/- towards Social Infrastructure Fund (3% of CLU) for information and necessary action.

*sd/-*  
Chief Town Planner,  
Punjab, Chandigarh.

Endst. No. CTP(Pb) Dated:

A copy is forward 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, Ludhiana.
4. District Town Planner, Ludhiana.

*sd/-*  
Chief Town Planner,  
Punjab, Chandigarh.



DETAIL OF LAND PROPOSED FOR CLU AREA			
1. AREA OWNED BY THE COMPANY			
i) VILLAGE RAMGARH (ANNEXURE- I)		228.39 ACRE	
ii) SAHABANA (ANNEXURE- II)		= 28.14 ACRE	
TOTAL AREA = 256.53 ACRE			
PARTNERSHIP AREA DETAIL (ANNEXURE I)			
MASTILL	KHASRA	KANAL	MARLA
12//	17/2	2	4
12//	18/1	4	9
12//	18/2	3	11
12//	13	4	0
12//	12	2	0
12//	23/2	3	10
12//	24/1	3	8
15//	17/1	0	6.66
15//	15	7	16
15//	16	8	0
15//	25/2	1	0
15//	25/1	7	0
15//	17/2	3	13
15//	18/1	6	16
15//	17/4	3	7
15//	24	8	0
15//	18/2	0	11
15//	19	3	16
15//	22/2	6	15
15//	23	7	15
15//	17/3	0	13
15//	21/2	6	16
15//	14/2	0	3
16//	5/2	5	19
16//	6	7	8
16//	7	8	0
16//	8	8	0
16//	9	8	2
16//	10	3	18
16//	11	7	12
16//	12	8	0
16//	13	8	0
16//	14/1	3	1
16//	14/2	2	16
16//	18/2	3	18
16//	19	7	18
16//	20/1	4	8

Uhm

Handwritten signature and date: 31/11/2011

Handwritten signature and initials: a. sune  
lm



16//	20/2	3	4
16//	21	6	14
16//	22/1	1	17
16//	17	9	4
16//	25/2	7	12
16//	15	7	4
16//	16	8	0
16//	22/2	5	17
16//	18/1	3	4
16//	23	8	0
16//	24	8	0
16//	25/1	0	8
17//	3/1	4	9
17//	22	8	0
17//	23/1/1	0	4
17//	23/1/2	3	0
17//	24/2	7	8
17//	25/1	3	10
17//	3/2	3	16
17//	4/1	3	12
17//	1	4	15
17//	10/1	2	3
17//	21	8	0
17//	20	2	19
17//	5/2	2	9
17//	6	8	0
17//	7	8	0
17//	8	8	0
17//	9	7	4
17//	10/2	2	3
17//	12	8	0
17//	13/1	4	9
17//	14	1	15
22//	1/1	4	18
22//	1/2	2	13
22//	2	7	11
22//	3/1	5	13
22//	5	7	9
22//	10	8	0
22//	4	7	11
22//	6	1	5
22//	7/1	0	14
22//	14/1/2	1	4
22//	14/2	2	0
22//	15	4	16

U.K.

*[Signature]*  
31/1/2017

C. S. S. S.  
U.K.



22//	16/2/1	0	2
22//	3/2	1	19
22//	7/2	3	8
22//	8	8	0
22//	14/1/1	4	16
22//	18/1/1	1	3
22//	19/1	2	9
22//	19/2	4	17
22//	19/3	0	14
22//	9	5	2
23//	10	8	0
23//	11/2	5	8
23//	12/1	6	0
23//	15/1	7	7
23//	21/1	4	0
23//	21/2	4	0
23//	1/1	0	11
23//	1/2	6	12
23//	6/1	7	12
23//	2	7	11
23//	6/2	0	8
23//	7	8	0
23//	8	8	0
23//	9	8	0
23//	13/2	0	8
23//	14	8	0
23//	3	7	11
23//	4	7	11
23//	5	7	11
24//	5/3	1	0
24//	9/3	2	4
24//	10	7	14
24//	11	7	12
24//	12/1	5	15
24//	13/3	0	13
24//	19/3	4	9
24//	20/1	7	0
24//	27	0	13
24//	19/2	0	19
24//	21/2	2	8
24//	22/1	5	4
24//	5/2	2	7
24//	19/1	1	15
24//	22/2	2	16
24//	6	5	1

Handwritten signature/initials

Handwritten signature and date: 31/1/2019

Handwritten signature and initials





59

29//	3/2/1	4	17
29//	12/2/1	2	5
29//	13	8	0
29//	14/1	3	12
29//	17/3	4	0
29//	18/1	6	12
29//	12/1	4	12
29//	12/2/2	1	3
29//	18/2	1	8
29//	19/1	5	0
29//	23/1/1	2	15
29//	6/3	1	19
29//	7/1	0	18
29//	7/2	4	0
29//	7/3	0	18
30//	6/2	3	2
30//	7/2	2	14
30//	16/1	3	12
30//	20/1	3	0
30//	21	7	4
30//	25	7	11
30//	19	8	0
30//	14/1	3	10
30//	15/2	4	0
30//	20/2	3	0
30//	20/1	3	0
30//	20/3	1	12
30//	18	8	0
30//	6/1	4	18
30//	7/1	4	6
30//	4/2	5	9
30//	3	3	0.66
31//	10/2	3	2
31//	20	8	0
31//	21	9	3
31//	11/1	4	0
31//	10/1	4	18
31//	9	2	18
31//	3	5	14
31//	4	3	0
31//	7	4	6
31//	8	8	2
31//	12/2/1	1	6
31//	13/1/2	3	0
31//	14/1	3	1

Uhm

31/1/2011

C. Arvind Uhm



31//	13/2/1	3	0
32//	1/2	4	15
32//	1/1	1	18
32//	8	3	16
32//	9	9	6
32//	11/2/1	2	0
32//	11/2/2	1	4
32//	12/1/1	2	7
32//	12/1/2	1	1
32//	12/2	4	12
32//	13/1	1	14
32//	19	7	12
32//	20/1	5	2
32//	20/2/2	1	6
32//	21	7	0
32//	22	6	0
32//	2/1	6	12
33//	1/1	2	15
33//	1/2/2	2	6
33//	5/2/1	0	8
33//	5/2/2	2	0
33//	5/1/2	3	0
33//	7/1	4	0
33//	7	2	0
33//	8/2	2	0
33//	8/3	4	0
33//	9/1	4	0
33//	9/2	2	0
33//	10/1/2	0	10
33//	10/1/3	1	0
33//	10/2/1/1	3	13
33//	10/2/1/2	2	0
33//	11/1	6	0
33//	11/2	2	0
33//	12/1	7	0
33//	12/2/2	0	7
33//	16/1/2	2	7
33//	16/2/2	1	9
33//	17/2	1	12
33//	19	8	0
33//	20	8	0
33//	21/1	1	2
33//	21/2	4	12
33//	24/2	4	8
33//	25	7	11

U/m.

*[Signature]*  
31/1/21/2

c. signed  
U/m.

*[Signature]*  
R.M. Lodha Committee  
Member of PAC & Ltd.  
New Delhi  
ਪ੍ਰਿੰਟਿੰਗ  
ਪ੍ਰੋਰਟੀ



7 9

33//	7/3	2	0
33//	8/1	2	0
33//	9/3	2	0
33//	10/1/1	0	10
33//	1/2/1	2	6
33//	2/2	2	17
33//	3/1	0	13
33//	14/1	1	17
33//	16/2/1	2	11
33//	17/1	6	8
33//	18/1	3	0
33//	23	8	0
33//	22	8	0
33//	24/1	3	12
34//	5	6	16
34//	6/1/1	4	15
34//	6/1/2	2	5
34//	6/2	0	8
34//	9/1	6	8
34//	10	7	12
34//	11/1	3	16
34//	15	7	8
34//	16/1	4	15
34//	16/2	2	13
34//	18/1	6	18
34//	18/2	1	2
34//	19/1	7	3
34//	23/1	6	0
34//	24/1	0	5
34//	25/1	1	1
34//	1	7	12
34//	2	8	0
34//	3/1	2	16
34//	21/1	4	17
34//	24/3	1	15
34//	9/2	1	10
34//	12/2/2	1	6
34//	13/1	3	16
34//	13/2	3	16
34//	14/2	6	13
34//	7	8	0
34//	14/1	0	18
34//	4/1	0	13
34//	8	8	0
34//	4/3	3	7

Uhm.

*[Signature]*  
31/11/2011

*[Signature]*  
Anu



8/10

34//	3/2	5	4
34//	17	8	0
34//	4/2	4	0
35//	4	6	1
35//	5	7	11
35//	6/1	4	0
35//	18	8	2
35//	13/3	1	7
35//	23/1	1	0
35//	24	8	0
35//	22	3	10
35//	23/2	7	0
35//	12/2	3	0
35//	23/1	2	4
35//	19	8	10
35//	20/2	2	5
35//	11/2	6	16
35//	12/1	5	0
35//	20/1	0	12
35//	26	0	1.5
35//	25	6	6
35//	13/2	3	10
35//	14/1	3	13
35//	17/2/2	3	13
40//	2/1	1	10
40//	2/2	2	11
40//	3/1	6	4
40//	3/2	1	7
40//	6/3	3	6
40//	7/2	5	2
40//	8	9	11
40//	9	2	6
40//	14	7	8
40//	15/1/1	1	19
40//	15/1/2	1	3
40//	15/2	2	10
40//	16/1	0	8
40//	16/2	6	16
40//	17	8	8
40//	23	4	13
40//	24/2	2	9
40//	25/2	4	12
40//	6/2/2	1	13
40//	5/2	6	0
40//	6/1	1	18

R.M.

31/11/21

C. M. M. M.



9

11

40//	6/2/1	1	0
40//	7/1/1	1	2
40//	7/1/2	1	16
40//	4	7	11
40//	5/1	1	11
40//	24/1	4	11
40//	28	0	11
40//	25/1	0	6
41//	11	8	0
41//	10	8	0
41//	1/2	5	1
41//	2	7	8
41//	3/2	3	0
41//	7/2	4	16
41//	8	8	0
41//	9	8	0
41//	12/1	4	0
41//	13/1	5	2
41//	14/1	1	18
41//	14/2	3	4
41//	15/1	4	6
41//	19/1	5	11
41//	20	7	6
41//	21	1	17
41//	22	2	5
41//	26	1	8
41//	1/1	1	16
42//	19/3	1	6
42//	22/3	5	0
42//	19/4	1	0
42//	20/2	2	13
42//	21/1	5	3
42//	22/1	3	0
42//	6/1	2	12
42//	5/3	0	16
42//	15/2	4	6
42//	4/2/1	1	12
42//	5/1	2	10
42//	26	0	6.66
42//	2/2	3	19
42//	3	7	11
42//	4/1	3	8
42//	8	8	0
42//	9/1	4	6
42//	11/2/1	3	10

*Handwritten signature*

*Handwritten signature and date: 31/11/22*

*C. Agnes*



10

12

42//	12/1	7	0
42//	13/1	3	12
42//	11/2/3	0	6
42//	20/1/2	3	6
42//	24/2/1	0	15
42//	15/3	0	18
42//	16	8	12
42//	24/2/2	3	5
42//	25/1	4	9
42//	30	0	16
43//	1	8	0
43//	10	8	0
43//	11	4	0
43//	2/1	3	10
43//	9/2	1	14
45//	4	7	8
45//	5/1	3	4
47//	9	3	12
47//	12/1	2	15
47//	13/1 (MIN)	5	16
47//	14 (MIN)	5	16
47//	6	7	5.5
47//	15 (MIN)	3	0
47//	3 (MIN)	8	10
47//	4	8	0
47//	5	5	1
47//	7 (MIN)	8	0
47//	8	8	0
		1671	3122.12
	MARLAS	36542.12	
	ACRES	228.39	

U. mi

*[Signature]*  
31/1/21

C. Kumar  
U. mi

*[Signature]*  
R.M. Lodha Committee  
Chairman of PAC & Ltd.  
(Incorporated in New Delhi)  
पुणे  
पुरवी

(11)

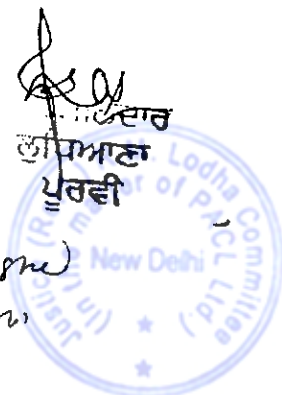
(13)

SAHABANA OWNERSHIP AREA DETAIL (ANNEXURE II)			
MASTILL NOS	KHASRA	KANAL	MARLA
72//	15/2	1	0
72//	13/2	0	14
72//	14/1	0	16
72//	16/1	5	15
72//	16/2	2	5
72//	17/1	5	15
72//	17/2	2	5
72//	18/1/1	2	17
72//	18/1/2	2	0
72//	25	1	18
72//	20/2/1	1	0
73//	5	8	0
73//	6	6	15
73//	15	0	9
73//	9	0	10
74//	10	3	3
68//	2	8	0
68//	3	8	0
68//	4	8	0
68//	5	8	0
68//	6	8	0
68//	7	8	0
68//	8	8	0
68//	15	8	0
68//	14	8	0
68//	13	8	0
68//	16	8	0
68//	17	8	0
68//	25	8	0
68//	18/2	4	0
62//	13	8	0
62//	14	8	0
62//	15	8	0
62//	16	8	0
62//	17	8	0
62//	25	8	0
62//	24	8	0
62//	23	8	0
62//	22	8	0
	TOTAL K-M	218	142
	TOTAL MARAL	4502	
	ACRES	28.1375	

*Handwritten signature*

गणना के लिए 2011  
23-1-2011

C. K. Sharma  
Mm



(12)

(19)

DETAIL OF LAND PROPOSED FOR CLU AREA			
1. AREA PROPOSED TO BE ACQUIRED THROUGH GOVT.			
i) VILLAGE RAMGARH (ANNEXURE- III) = 51.14 ACRE			
ii) SAHABANA (ANNEXURE- IV) = 0.02 ACRE			
TOTAL AREA = 51.16ACRE			
RAMGARH AQUISITION AREA DETAIL (ANNEXURE III)			
MASTILL	KHASRA	KANAL	MARLA
14//	25	5	16.59
15//	21/1	1	2.5
15//	14/2	3	5
15//	20/1	0	18.6
16//	15/1	0	8.3
17//	4/2	3	0
17//	10/3	2	2.66
17//	11	8	0
17//	18	8	0
17//	19	8	0
17//	20/1	5	1
17//	23/2	4	16
17//	24/1	0	10
17//	13/2	1	6.66
17//	5/1	5	11
17//	10/3	2	2.66
18//	1	8	0
18//	10	8	0
22//	26	2	0
22//	12	8	0
22//	13	8	0
22//	9/1	0	8.13
22//	7/1/1	2	18
22//	4/1	0	9
22//	6/1	5	11
23//	20	8	0
23//	11/1	2	2
24//	1/1	2	9
24//	26	0	10.66
24//	6/1	2	12.3
24//	9/2/2	0	0.26
29//	20/3	0	2.15
30//	5/1	1	2

U.M.

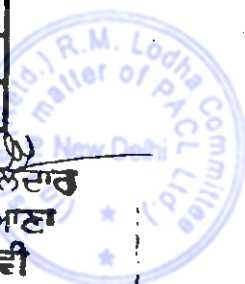
30  
 लुधियाना  
 पुरबी  
 R. K. Lodha Committee  
 PACI Ltd

14 13 15

30//	5/2	0	7.91	
30//	22	7	11	
30//	23/1	3	11	
30//	23/2/1	0	7	
30//	23/2/2	3	13	
30//	17	6	19	
30//	16/2	4	8	
30//	24/2	3	2	
30//	24/1	8	10	
30//	14/2	4	2	
30//	4/1	1	12	
30//	15/1	4	0	
31//	11/2	4	0	
31//	13/1	1	0	
31//	13/2	1	0	
31//	14/2	0	14.44	
31//	12/1	5	12.32	
31//	9/1	4	10.32	
31//	12/2	0	9.74	
32//	11/2/3	0	4.02	
32//	10	5	18	
32//	11/1	4	0	
33//	3/1/1	3	11	
33//	3/2	3	2	
33//	4/1	3	18	
33//	4/2	4	0	
33//	5/1	2	11	
33//	6	7	16	
33//	14/2	6	3	
33//	15	8	0	
33//	12/2/1	0	13	
33//	13	8	0	
33//	16/1/1	1	13	
34//	11/2	4	4	
34//	20/1	4	8	
34//	25/2	5	19	
34//	20/2	2	13	
34//	12/1	6	5	
34//	21/2	3	2.25	
34//	21/1/1	0	4.44	
34//	24/4	2	15.55	

h.m.

डॉ. रमेश लोधा  
लुधियाना  
पूरवी



18

78

34//	24/2	2	6.66	
35//	25/1	1	14	
35//	6/2	4	0	
35//	13/3/1	0	17	
35//	6/2	4	0	
35//	15	8	0	
35//	16	8	0	
35//	14/2	4	7	
35//	17/1	1	4	
35//	17/2/1	3	3	
35//	7/1	5	3	
35//	7/2	3	16	
40//	28	0	14.39	
41//	3/1	4	4	
41//	4	7	11	
41//	12/2	4	0	
41//	13/2	2	18	
41//	5	6	19	
41//	19/2	2	19	
41//	27	0	24	
41//	1/3	1	3	
41//	3/2/1	0	8.46	
42//	2/1	3	11	
42//	9/2	3	7.34	
42//	4/3	2	11	
42//	5/2	3	10	
42//	6	4	12	
42//	7	8	0	
42//	15/1	1	19	
42//	14/1	3	0	
42//	14/2	5	0	
42//	13/2	4	8	
42//	1	7	11	
48//	22	1	2.66	
48//	23	2	6.4	
48//	24	2	16.2	
48//	25	2	0.69	
		368	822.26	
	MARLAS	8182.26		
	ACRES	51.14		

Uhm

