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DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB.

From

Chief Town Planner,  
Punjab, Chandigarh.

RC-4/E/2014/CBI/BSBA/DU  
MR-20707/16

To

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

Memo No. 4535 CTP(Pb)/SP-432 (2)  
Dated, Chandigarh, the 28/6/2011

Subject: Permission for Change of land use for Residential Colony (PEARL City) at Ferozepur Road Ludhiana (Area 94.07 Acres).

Ref: Your request PACL/MHL/11/27, dt. 28.1.2011 and PACL/MHL/11/240, dt. 25.6.2011

2. Your application on the above cited subject for Change of land use for 92.08 acres+1.99 acres (Total 94.07 acres) at Villages Bhonar, Karimpur & Hasanpur, Ferozepur Road Ludhiana has been considered and permission is hereby granted for setting up of Residential Colony (PEARL City) 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. 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.
- 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.
- xvii. Promoter shall obtain permission to derive access from the National Highway/Scheduled Road from the National Highway Authority/Competent Authority under Section 143 of the Punjab Regional and Town Planning and Development Act 1995 (Amended) 2006, before undertaking development at the site and shall leave 'no construction zone' as per the provisions of the act.

The Receipt of Rs. 4, 95,39,500/- vide DD No. 115355, dt. 15.6.2011 and Rs. 10,70,620/- vide DD No. 03302, dt. 25.6.2011 ( Total 4,95,39,500/-+ 10,70,620/-= 5,06,10,120/- 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.M. Lal*  
Chief Town Planner,  
Punjab, Chandigarh.

Endst. No.

CTP(Pb)

Dated:

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

*sdf*  
Chief Town Planner,  
Punjab, Chandigarh.

Endst. No.

CTP(Pb)

Dated:

A copy is forward to Chief Administrative PUDA, Mohali alongwith DD No. 115356, dt. 15.6.2011 amounting Rs. 14,87,000/- and D.D.No.003303, dt. 25.0-6.2011 amounting to Rs. 32,200/- ( Total 15,19,200/-) towards Social Infrastructure Fund (3% of CLU) for information and necessary action.

*sdf*  
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.

*sdf*  
Chief Town Planner,  
Punjab, Chandigarh.



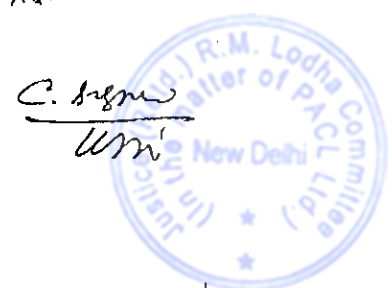
(B)

# ANNEXURE -

AREA DETAIL VILLAGE		0	11	0	11
SR. NO.	KHEWAT KI				
		2	16	2	16
		0	12	0	12
1	15	1	18	1	18
2	15	1	4	1	4
3	16	1	16	1	16
4	16	2	18	2	18
5	16	3	3	3	3
6	17	1	12	1	12
7	17	1	0	1	0
8	17	5	4	5	4
9	17	1	2	0	19
10	19	0	9	0	9
11	18	8	0	1	14
12	18	5	11	0	18
13	20	7	12	7	12
14	20	7	4	7	4
15	20	4	16	4	16
16	20	3	16	3	16
17	21	8	0	8	0
18	21	7	5	7	5
19	21	5	12	5	12
19	33/2	3	5	0	0
20	33/2	7	12	7	12
21	33/2	8	0	8	0
22	33/2	7	12	7	0
23	33/2	2	19	2	19
24	33/2	8	0	8	0
25	33/2	4	4	4	4
26	1	0	13	0	13
27	1	0	12	0	12
28	1	0	14	0	14
29	1	4	11	4	11
30	1	8	0	8	0
31	34	0	1	0	1
32	34	290	3	267	17
33	34				
34	34				
35	34				

श-III मिस्री 21/03/2011 पर्यन्त गहरा  
 क्षेत्र मासिक मंडलिका कर है।

रुद्र  
 कानिक व जिला सचिव  
 मुख्य कार्यालय (लुधियाना)



## ANNEXURE - I

AREA DETAIL VILLAGE BHANOUR (HADBAST NO. 296)

SR. NO.	KHEWAT	KHATONI	KHASRA NO.	AREA/JAMABANDI			AREA/SITE		
				B	B	B	B	B	B
	573	686	305	0	3	17	0	3	17
1	539	644	308	2	0	0	2	0	0
2	539	644	321	2	0	0	2	0	0
3	539	644	322	2	0	0	2	0	0
4	538	643	323	2	0	0	2	0	0
5	538	643	324	4	0	0	4	0	0
6	538	643	325	4	0	0	4	0	0
7	538	643	326	1	10	0	1	10	0
8	218	261	327	3	2	0	1	1	10
9	218	261	328	1	7	3	0	1	2
10	390	459	329	4	5	0	1	4	16
11	424	510	341	2	6	0	2	6	0
12	149	180/181	351	3	4	15	1	0	0
13	440	529	352	3	15	0	3	15	0
14	440	529	353	2	5	0	2	5	0
15	391	460	358	1	16	15	1	16	15
16	422	508	360	3	16	0	3	14	10
17	420	506	361	5	4	0	5	4	0
18	423	509	363	2	12	0	2	12	0
19	72	81	364	0	6	0	0	6	0
20	423	509	365	2	17	0	2	17	0
21	543	648	366	2	3	4	2	3	4
22	291	344	367	0	19	4	0	19	4
23	532	635	369	5	17	0	5	17	0
24	554	662/663	370	1	7	0	1	7	0
25	554	662/663	372	3	16	0	3	16	0
26	551	658/659	373	2	1	5	2	1	5
27	553	661	374	0	16	10	0	16	10
28	551	658/659	375	3	19	0	3	19	0
29	551	658/659	376	2	3	0	2	3	0
30	551	658/659	377	1	6	0	1	6	0
31	179	221	378	1	14	9	1	14	9
32	179	221	379	1	1	16	1	1	16
33	179	221	380	4	7	0	4	7	0
34	179	221	381	2	6	4	2	6	4
35	179	221	382	0	9	16	0	9	16
36	179	221	383	1	17	0	1	17	0
37	397	468	385	0	15	12	0	15	12
38	397	468	386/1	0	17	11	0	17	11
39	397	468	386/2	0	14	16	0	14	16
40	397	468	387	2	0	0	2	0	0
41	397	468	388	0	9	13	0	9	13
42	421	507	391	1	15	15	0	19	0
43	440	529	399	2	2	0	2	2	0
44	397	468	357/1	0	7	7	0	7	7
45	397	468	357/2	0	8	2	0	8	2
46	405	476	357/3	0	0	18	0	0	18
47	400	471	357/4	0	7	10	0	7	10
48	397	468	357/5	0	8	0	0	8	0
49	542	647	368/1/2	0	2	10	0	2	10
50	542	647	368/1	0	3	18	0	3	18
			TOTAL	101	8	10	91	18	15

## ANNEXURE - II

AREA DETAIL VILLAGE HASANPUR (HADBAST NO. 297)

SR. NO.	KHEWAT	KHATONI	MUSTIL/KILA NO.	AREA/JAMABANDI		AREA/SITE	
				K	M	K	M
1	296	327	2/14	7	4	2	13
2	284	315	15/3	3	19	3	19
3	296	327	16	7	7	7	7
4	296	327	17	6	14	2	8
5	276	307	3/10/2	1	4	1	4
6	276	307	11/1	2	4	2	4
7	212	233	10/9/1	3	0	3	0
8	200	220	9/2	2	6	2	6
			TOTAL	33	18	25	1

### TOTAL AREA:

ANNEXURE - I = 278110.94 SQ.YDS. (57.46 ACRES)

ANNEXURE - II = 15155.25 SQ.YDS. (3.13 ACRES)

ANNEXURE - III = 162049.25 SQ.YDS. (33.48 ACRES)

GRAND TOTAL = 455315.44 SQ.YDS. (94.07 ACRES)

9

C. P. Singh  
K. M.

*(Signature)*  
c/s  
R.M. Lodha  
Joint Secretary of PACCL Ltd  
New Delhi  
हासपुर ग्राम (हडबस्त)

OFFICE OF THE COMPETENT AUTHORITY  
UNDER PAPR ACT, 1995

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.

GLADA, Ludhiana

To

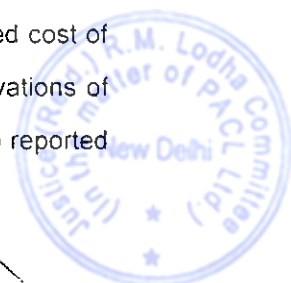
M/s PACL India Limited SCO 76 2nd Floor phase ix Mohali

Memo No: CA/GLADA/LDH/2013/ 865 Dated 23-10-13

Sub: Issue of Letter of Intent (LOI) for setting up of the residential colony namely **PEARL CITY** measuring **94.07 Acres** village Bhanour, Karampur & Hassanpur Teh & Distt Ludhiana under rule 11(3) of PAPR Rules, 1995

Reference your application 18/01/2012 for setting up of the residential Colony **PEARL CITY** measuring **94.07 Acres** situated in Bhanour, Karimpur & Hassanpur Teh & Distt Ludhiana 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 04-02-2013 approved by the Chief Town Planner, Mohali vide their letter no 1009 CTP (pb) SL-184 dated 19-02-2013. Your application for Change of Land Use of **94.07 Acres** land has been considered at Government Level subject to the terms & conditions vide letter no: 4595 CTP(PB) sp432(L) dated **28-Jun-2011**. You are, therefore called upon to fulfill all the conditions laid down in Rule 12 of the Punjab Apartment and Property Regulation Rules, 1995 and other conditions as given below within a period of 30 days from the date of issue of the notice.

- 1 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 costs, in five complete sets. Promoter shall submit a detail report/proposal regarding arrangement for treated water (sullage) and remedial measures to control the floods.
- 2 You shall furnish Bank Guarantee equal to (25%) twenty five percentage of the estimated cost of the development works certified by the competent authority, keeping in view the observations of the SE, GLADA, if any and will be bound to deposit the additional bank guarantee, if so reported.



*[Handwritten signature]*

by the S.E., GLADA after the perusal of the estimates and services plans.

3 Promoter shall also bound to submit the seprate Bank Gurantee against Electrical works to be carried out in his project to the PSPCL as per decision taken by the Government of punjab Department of Punjab Housing & Urban Development ( Housing Branch-II) vide letter no 19/07/2001- HG2/PF/2096 Dated 18-06-2013.

4 You shall have to pay following dues within 30 days from the issue of this letter :

	Detail of Payment	Amount in Rs
a)	EDC (15%)	33865200.00
b)	License Permission Fee (25%)	7055250.00
c)	UDF	223192.00
d)	SIF	12699450.00
	Total	53843092.00

Balance 85% EDC will be recovered in 10 half yearly equal instalments with 10% rate of interest from the date of issue of License. Balance 75% Licence Fee will be recovered in 3 half yearly instalments with 10% interest from the date of issue of licence ,In case of defaulter, penal interest @ 3%(compounded) will be charged .

5 Promoter is required to install C.I Pipes for development works and cost to this effect shall be included in the estimates thereof and accordingly , the promoter will also get these estimates cleared from the office of the SE, GLADA before the grant of License.

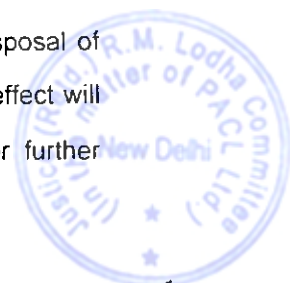
6 Promoter is required to furnish an undertaking duly attested by notary that he will comply with the conditions of the NOC issued/ to be issued by the Forest Department, , PPCB, PSPCL,PWD ( B & R ) ,MC Ludhiana, Improvement Trust, Concerned Tehsildar, XEN (Drainage),National High Way Authority of India & any other similar NOC to be issued by any other Department later on.

7 Promoter will make his 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 his own cost and include the cost of such amenities in the estimates of the colony before getting it approved from the SE, GLADA.

8 Promoter is required to furnish an undertaking duly attested by notary that he will connect the storm water drainage & sewerage of the colony with the storm water, drainage and sewer of at his own cost as and when these services are laid by the and also provide water supply and sewerage services to the colony at his own expenses till it is integrated with the services of .

9 Promoter will furnish an Agreement in form APR-IV as prescribed under Rule 12 of PAPR Rules,1995 before granting license.

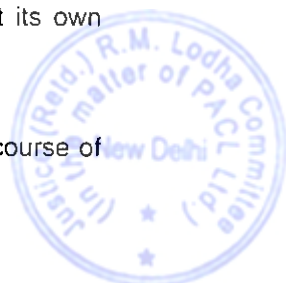
10 Promoter will have to provide Rain Water Reverse Bore Harvesting System for the disposal of storm water as per design approved by CGWC before execution work and cost to this effect will be included in the estimates, before these are submitted to Competent Authority for further



- perusal and approval. Promoter shall make provision of rain water harvesting within the project area at its own cost.
- 11 Promoter will obtain the NOC from PPCB and comply with all conditions imposed in NOC or other Notification issued by the Ministry of Environment & Forest under Forest Conservation Act, 1980, if any strip of the forest land is used for approach road etc.
  - 12 Promoter shall obtain NOC from PPCB under the Water Prevention & Control of Pollution act, 1974 Municipal Solid Waste Management & Handling Rule 2008 or any other relevant Act before undertaking any development at site
  - 13 Zoning plan of this colony will be got approved separately by you from the Competent Authority.
  - 14 Promoter will comply the conditions of change of land use, as well as the conditions of Layout plan approved by the Chief Town Planner Punjab , Mohali .
  - 15 After receiving final payment of the plot, the promoter will registered a conveyance deed in favour of allottees within 90 days. In this regard undertaking duly attested be furnished, before the issue of license.
  - 16 Promoter will not undertake any illegal expansion adjoining to the colony and will develop the site within its jurisdiction only, failing which this LOI may be withdrawn without any prejudice.
  - 17 Promoter shall deposit CLU/EDC/License/Permission fee/UDF/SIF Renewal Fee and all other charges levied or to be levied by Punjab Govt. from time to time.
  - 18 Promoter shall be responsible for any litigation, regarding ownership of land /consent of land owners Mushtaka Khata or any other aspect, in any Court of law. The promoter shall submit the proof of ownership or original letter of consents from the land owners regarding total area of colony before the issuance of licence, failing which the LOI shall deemed to be cancelled.
  - 19 Promoter will remain exclusively responsible for complying with provisions of any other Law for the time being in force including Municipal Laws and in case of any breach or violation thereof, you (applicant) shall exclusively be liable to face the penal action.
  - 20 The construction on individual plots shall commence only after approval of the building plans by the Municipal Authorities concerned, in case the colony is situated within the Municipal limits. In other cases, the GLADA, Ludhiana Building Rules/ Bye-Laws 1996 (as amended time to time), shall be applicable, the construction shall be carried out only after getting the building plan approved by the Competent Authority, notified under the Punjab Regional & Town Planning & Development Act, 1995.
  - 21 Promoter shall not undertake any development work at site, until license under PAPR Act is issued by the Competent Authority
  - 22 The promoter shall not object to the acquisition of land for proposed roads if any passing through the site or for any other purpose according to the proposal of Master plan Ludhiana(2007-2021)
  - 23 Revenue Rasta/Khal/Pucca Rasta passing through the site, if any shall be kept unobstructed



- 24 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.
- 25 Promoter shall not make any construction under H.T/ L.T transmission electric lines, if any passing through the site or shall get these lines shifted by applying to the concerned authority, at its own cost.
- 26 This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the Land in question.
- 27 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.
- 28 Promoter shall obtain any other permission required under any other Act at his level.
- 29 Promoter shall leave required strip of land as per the proposals of Master Plan Ludhiana ( 2007-2021) and develop the site as per provision of Zonal Plan/Master Plan Ludhiana.
- 30 Promoter shall obtain permission to derive access from the National Highway/Scheduled Road from National Highway Authority/Competent Authority u/s 143 of the Punjab Regional & Town Planning & Development Act 1995 (amended) 2006 before undertaking development at site and shall leave No Construction Zone as per the provision of the Act.
- 31 Before issue of license, promoter will submit an affidavit that no area has been sold after the issue of CLU, the area of which ,CLU is granted shall not be sub divided or used for any other purposes .
- 32 The Promoter is also bound to submit the NOC/ from PPCB & PSPCL, PWD ( B&R) Forest department ,National Highway Authority of India or any other NOC required before the start of development works at site.
- 33 The promoter shall start development works only after taking demarcation level & verification of depth and size of water supply & sewerage lines from the competent authority
- 34 Promoter would not launch booking of plots and issue any advertisement in this regard until the final approval is obtained from the Competent Authority
- 35 The promoter shall be liable to pay the difference of charges in case he avails more FAR than permissible limit as per Govt instructions.
- 36 Building plans of the entire project shall be got approved from the competent Authority before the starting any construction at the site.
- 37 Promoter would make its own suitable provision for drinking water supply and disposal of sewerage & solid waste management.
- 38 The promoter shall make provisions of rain water harvesting within the project area at its own cost.
- 39 In case, if any discrepancy noticed in area or in calculation at later stage or during the course of





audit, the promoter shall be liable to pay, the difference the same within 30 days from the date of issue of demand.

- 40 The promoter shall obtained permission from the forest department before undertaking development at the site and shall also develop the proposed sector road as per zonal/Master Plan Ludhiana.
- 41 The promoter shall not object the integration of Road net works or utilites with the surrounding development or for realization of proposals made in the Master Plan./Zonning plan by Municipal Authorities or any other development agency authorised to do so under any law or by the Government
- 42 The promoter shall disclose the number of his certificate of Registration granted under sub section (2) of section 21 and in the case of colony also validity of licence issued under sub section 3 of section 5 and display the certificate of Registration and Licence so granted as well as approved Layout plan of the colony at a conspicuous place in his office and make it available for inspection to the persons taking or intending to take an apartment or a plot in the colony and to person authorised by the Competent Authority as per Rule 7 of PAPRA -1995
- 43 Promoter shall also bound to obtain NOC/ Clearance from PWD ( B& R)/ National Highway/ MC Ludhiana , If any strap of land is used by promoter for access of colony.
- 44 If any kind of terms & conditions is lapsed/ misprinted, Promoter will bound to fulfil the such conditions as and when informed.
- 45 Promoter shall not use underground water for construction puposes. Promoter shall use alternative sources such as surface water , treated sewerage water from near by Sewerage Treatment plant as per Govt instructions.
- 46 Promoter is required to furnish undertaking duly attested by Notary that promoter shall develop or transfer the area reserved for EWS proposes ( EWSsite no 1 11502.10sq. yds or 2.38 acres EWS site no-2 10371.61 or 2.14 acres Total 21873.26 or 4.52 acres) free of cost to construt the EWS houses by the Government or its Agency. Promoter shall also bound the government policies/rules/instructions notification issued from time to time in this regards.
- 47 This is only an intension to grant license on fulfilment of above conditions and does not grant any right to the promoter to sell/transfer the property or execute any transaction with any one without obtaining a valid license.
- 48 Letter of Intent (LOI) is subject to the correctness/genuiness of the documents submitted by the colonizer.
- 49 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 for fresh application.

COMPETENT AUTHORITY  
GLADA, Ludhiana



Endst. No. CA/GLADA/LDH/2013/

Dated:

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

- 1) Environment Engineer Regional office 4, PPCB, MC building 2nd floor block C Ludhiana .
- 2) Chief Engineer (Comm.), PSPCL Patiala
- 3) CTP Punjab PUDA Bhawan Mohali.
- 4) Executive Officer, Improvement Trust, Ludhiana
- 5) XEN Engineer, PWD (B & R), Division No.1 Ludhiana.
- 6) XEN, Drainage Division Ludhiana
- 7) District Forest Officer, Ludhiana.
- 8) Tehsildar , Mullanpur Dakha.
- 9) ATP, MC Ludhiana
- 10) The Superintending Engineer(C-1), GLADA, Ludhiana
- 11) Estate Officer (R), GLADA, Ludhiana.
- 12) Sr.Account Officer, Glada,Ludhiana.
- 13) Estate officer , GLADA Ludhiana
- 14) National High way Authority of India Ministry of Road Transport & Highways,  
135 Guru Amar Dass Nagr , Near Verka Milk Plant Jalandhar 144008
- 15) STP, Ludhiana



COMPETENT AUTHORITY  
GLADA, Ludhiana

NOT FOR SALE

