

Folder 4

Banera Project

Document Type	Date	Number
1. LOE - 750Acre	22.10.08	6746
2. Agreement with Govt.	12.1.09	
3. CH4 666.45 : change of land use	24.3.11	2068
	MR-20700/16	

Mouinda Project

1. CH4 30.30	22.6.11	4357
--------------	---------	------



From

The Director of Industries & Commerce,  
Punjab, Chandigarh.

18

RC.4/E/2014/CBE/BSSR/DJ

To

MR - 20708/16

✓ M/s PACL India Limited,  
SCO 76, IInd, Floor,  
Phase-IX, Mohali.

Memo No.CC/JDP /SMP/PACL/PTL/ 6746  
Dated, Chandigarh the 22<sup>nd</sup> October 2008

**Sub:- Grant of Special Package of incentives to Super Mega Mixed Use Integrated Industrial Park Projects – (Letter of Intent)**

Please refer to your letter No.PACL/CHD/MHL/08/105 dated 14.7.2008 to set up Super Mega Mixed use Integrated Industrial Park Project under category 'A' on Kharar-Banur Road (Fauji Colony), Banur, Tehsil Rajpura, District Patiala in an area of 750 acres of land with investment of Rs. 2218 crore. The proposal was considered by the Empowered Committee constituted under Industrial Policy 2003, in its meeting held on 3.9.2008 under the Chairmanship of Hon'ble Chief Minister, Punjab and was approved.

After detailed discussion, the committee accorded approval subject to the condition that the Promoter shall comply to the notified statutory Draft Master Plan of Banur and to the norms for Environmental Clearances prescribed by the Punjab Pollution Control Board.

Further, Committee approved the following project area break up, FSI on the basis of gross area of the project, FAR and incentives subject to the fulfilment of conditions mentioned herein under and as laid down under Industrial Policy, 2003 including the condition of minimum fixed capital investment of Rs. 1000 crore.

- (i) **Project Area Break-up**
  - a. **On land zoning basis (where there is sale of Plots in Industrial Pocket)**



Category	%age of total area		
	Industrial Pocket	Commercial Pocket	Residential Pocket
A	Minimum 40%	Maximum 25%	Balance Area

b. Gross acreage on the basis of permitted FSI (where there is sale of FSI of Industrial Pocket)

Category	%age of total area		
	Industrial Pocket	Commercial Pocket	Residential Pocket
A	Minimum 30%	Maximum 25%	Balance Area

c. Mix of plotted sale and sale of FSI within Industrial Pocket

- a. The Industrial, Commercial and Residential components will be allowed to be developed on pro-rata basis keeping in view the mix of plotted sale of FSI.
- b. Additional activities within the Industrial pocket may include Convention Centres, Community Centres, Film & multimedia facilities, High end educational and health care centres, Hotels, Sports facilities (to be identified) and Water bodies (without water games), but not Multiplex or Recreational activities. The extent of additional activities in addition to industry (which may include IT, ITES, BPOs, KPOs, Software development, Data processing and other industrial activities defined as such by the government) will be limited to 30% of the total applicable industrial component of the park.

(ii) **FAR**

Category-wise FAR area on the gross project shall be as under:-

Category	FAR
A	3.0

- (a) No purchase of higher FAR than permitted on gross project shall be



permissible.

- (b) Common area with no concrete roof shall also be considered as a part of FAR.
- (c) Hospital and Schools shall not be free of FSI and ground coverage.
- (d) Parking shall be free of FSI but a separate Parking Block, if constructed, shall be counted in ground coverage.

**(iii) Conditions**

- a) Land for each project should be contiguous chunk of land and project shall be set up in 60 months.
- b) Zoning will be as per Town & Country Planning Department norms. However, free zoning will be allowed to all components of the projects.
- c) Sale of residential, industrial and commercial components will be allowed in equal proportion till the Promoter constructs the minimum industrial space in a period of 60 months, after which the sale of all components will be freely allowed.

Category	Area
A	25.00 lac sq. feet

- d) The provision contained in section 5 (9) of PAPR Act, 1995 regarding reserving upto 10% of the area for economically weaker section of society shall be complied with in case of Residential Component of the project.
- e) There will be requirement of 25% project area ownership at the time of signing of Agreement and 50% ownership at the time of making an application for change of land use. Development Agreements as already allowed under the Industrial Park scheme will also be honoured/ covered in the ownership criteria of the land. For rest of the area, the Promoter may have Agreement to sell with the landowner. Maximum 20% of the land will be acquired by Government in all categories of Industrial Park projects on the request of the Promoter, if required, to provide contiguity and connectivity.
- f) Golf Course shall not be included in definition of infrastructure.

- g) To avail the benefits, the project in a particular category must be submitted as a single project and not in parts.
- h) The project shall be subject to parking norms notified by the Chief Town Planner Punjab.
- i) Promoter shall comply with the notified statutory Draft Master Plan of Banur and also comply with the norms of environmental clearance as prescribed by Punjab Pollution Control Board.
- j) The Company shall employ Security Personnel from Punjab, trained by State Government Agencies in the unit, wherever required.

In addition to above, following conditions applicable to the Mega Industrial Parks will also be applicable to the above project :-

- k) The project shall not be advertised / launched and no money will be collected from general public for allotment of land / plot / flat / any space till such time the layout / zoning plans are cleared from the competent authority.
- l) Permissible saleable area in the industrial pocket shall be 65%, in the residential pocket 60% and for the Commercial Pocket 40%. Balance of area shall be used for common facilities, open spaces, green belt etc., as per approved zoning plan and as per building byelaws of Housing & Urban Development Department.
- m) Common facilities would include the facilities for air conditioning, roads (including approach roads), water supply, sewerage facilities, common effluent treatment facilities, telecom networks, generation and distribution of power or any other facilities in relation to a building or the land on which it is located and all easements, rights and appurtenances belonging to the land or the building, which are neither in the exclusive possession of an apartment owner / plot owner in terms of conveyance deed of the apartment / land, provided that the facilities are used for more than 2 industrial units in the Industrial Park.
- n) Infrastructure development would include roads (including approach roads) water supply and sewerage facilities, common effluent treatment facilities, tree planting, telecom networks, generation and distribution of

power, parking facilities, parks, street lights, provision for community building and such other facilities as are of common use for industrial activities which are identifiable and are to be commonly used.

- o) Industrial Parks with a residential component shall have only non-polluting units and distance between industrial area and other areas will be in accordance with guidelines issued by Punjab Pollution Control Board and Department of Housing & Urban Development from time to time.
- p) Necessary clearances from various central/state agencies will have to be obtained by the developers as per statutory requirements and on payment of such prescribed fees as required under the law. The Department of Industries & Commerce, Government of Punjab will be the single nodal agency for approving and facilitating the projects for getting clearances etc. and will also facilitate in getting resolved various issues which will relate to Government departments / agencies.
- q) Industrial Park shall come up as one unit at single geographical location and shall be developed in contiguity. However, public service which already exists such as road, canal, park etc. shall not be construed to break the unity and contiguity of the Park subject, however, to local byelaws applicable in the area. Where the land use plan in a local planning area / controlled area has already been determined, the Industrial Park may be put up either in the industrial or residential area.

**(iv) Incentives**

- (a) Exemption from Stamp Duty as leviable in Schedule 1 A of the Indian Stamp Duty Act and Registration charges on first sale/ lease of developed area and build up spaces.
- (b) No CLU charges will be levied on the Industrial component of the Park. However, the developer will pay CLU charges on the residential and commercial components as applicable to the residential plotted category.

- (c) In case of Category 'A' projects, the project will be approved irrespective of its land use position in the draft Master Plan or in or outside the Local Planning area, till the Master Plan is finalized. The Master Plan will be prepared or amended keeping in view the approved project of this size after following the due procedure.
- (d) The project land, where CLU has already been granted as part or whole of a project will not be included in the future Super Mega Industrial Park projects.
- (e) If the Promoter proposes to implement a lower category of project, for example 250 acres project (Category 'C'), he will be entitled to the benefits being granted to the Promoter of that size of the project. If, however, he adds another 250 acres of land, he will be granted incentives of 'B' category of project. Similarly, for addition of another 250 acres of land, he will be granted the incentives for 'A' category project for the entire area of the project. These benefits will however be extended only if the additional land is contiguous to the already implemented/ sanctioned project. However, on a different location, if the Developer sets up another project, he shall be allowed concession on License / Permission Fee applicable to the project of one category higher than the project proposed but no extra concession on EDC of one category higher will be given e.g. if Developer has set up a project of 'A' category anywhere in Punjab and he also sets up project of 'C' category elsewhere in Punjab, then in case of 'C' category project, he will get the concession of License Fee for Category 'B' but on EDC he will get the concession of Category 'C' only. The excess payment already made on account of CLU, EDC and License fee for the implemented/sanctioned project will be accordingly adjusted against the future payments. However, the entire project including the extended area should be set up in 60 months from the date of signing of agreement with the State Government for initial project.

- (f) Reduction in rates of EDC and License Fee charges shall be granted to the projects as under:-

Category	%age of concession	
	EDC	License Fee
A	50	75

However, 5% of the total amount payable by the developer on account of EDC and License fee shall be levied as Health & Social Security fund and recovered in addition to the EDC & License fees. This amount will be deposited in a separate fund to be established by the State Government for Health & Social Security Schemes.

The terms of payment (instalments, rate of interest, penal charges, bank guarantee etc.) for payment of license fee shall be the same as in case of EDC prescribed under PAPRA, 1995.

- (g) The rates of EDC, License Fee and CLU charges will be as per the different components in the Park and depending upon the potential zone in which the Park falls. Where a piece of land falls in more than one potential category, the proportionate rate of fiscal charges for each category shall apply.

In addition to above, following incentives admissible under the Mega Industrial Park Scheme will also be available to the above project: -

- (h) Exemption from electricity duty upto 5% for 5 years shall be allowed from the date of release of connection by PSEB. This concession shall be admissible only to the Developer of the project during its construction period and also to such portion of the property which is retained by the Developer. This will not be admissible to the subsequent Purchaser(s) / Lessee(s) / Franchise etc. of the property within the Industrial Park, unless, however, his unit is a mega unit in its own right duly approved by the Empowered Committee.
- (i) The State Government shall ensure that connectivity to power, roads, accessibility, communication, civic and other infrastructure upto project



8

is provided within 240 days from the date the same is applied for to the concerned department / agency / authority / local body on fulfilment of various terms and conditions required in this regard at such rates / fee etc. which shall not be less favourable to them compared to similarly placed projects / customers. However, the proportionate cost of any infrastructure upgradation of the area where Industrial Park is proposed to be set up, incurred by the concerned Municipal Corporation / Committee / Department of PWD or other Government department or Agency shall be borne by the Promoter.

- (j) Permission under the provisions of Punjab Mines & Mineral Act shall be allowed within the project area for works relating to development of the project. However, due charges as may be applicable under the relevant law will be payable.
- (k) High-rise buildings upto 45 mtrs. shall be allowed subject to Air Safety Regulations, Traffic Circulation, Fire Safety norms and Parking norms as provided in the Building Byelaws.
- (l) State Government shall allow the company to connect the project area to the State Transport Network. The State Government shall also allow them to operate their own public transport system within the project area and also for connecting the project area to the main urban centre nearest to the project area subject to the fulfilment of required terms and conditions in this regard.
- (m) The State Government shall not allow hazardous industry as defined under Factories Act within 500 metres of the project area and industrial plots within the Industrial Park shall also not have any hazardous industry.
- (n) Pollution Control Board shall grant NOC and consent to operate to the Green Category Industry to be located in the Industrial Park in 30 days on fulfilment of all the required terms and conditions.
- (o) The Department of Industries shall be the single Nodal agency for facilitating the project and getting clearances etc. required for the unit



for the project and the project area and will also get resolved various issues which will relate to the Government Departments or Punjab Government Public Sector Undertakings / Authority / Local Body.

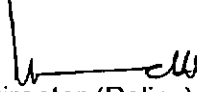
It was decided that above concessions will be admissible subject to the condition that land shall be contiguous chunk and the project will be set up in 60 months by the promoter.

Rest of the concessions listed in the agenda and requested by the company were considered and not approved

Any benefits / incentives, if provided by the Government shall be withdrawn by State Government in case the Super Mega Mixed Use Integrated Industrial Park is not put up / developed within the prescribed time period. The Government shall also be entitled to recover the monetary cost of the reliefs / concessions / incentives, if availed by the Promoter in the event of failure on the part of the Promoter to fulfil its obligations as prescribed in the Agreement signed with the Government. These shall be recovered as arrears of land revenue by the Government.

It is further intimated that agreement as per draft enclosed, is to be signed by your company (through authorized Director / Managing Director) with State Government after fulfillment of the following conditions within a period of six month from issuance of this LOI, failing which the LOI will lapse:-

- i) In Principle approval of the financial Institution / Bank for funding the project may be submitted. If the Project is to be set up entirely with own funds, the details of financial resources may be provided.
- ii) Submission of proof of ownership of land of 25% of the project area in accordance with condition no (III)(e) above.

  
Joint Director (Policy)

for Director of Industries & Commerce, Pb.

Encls: As above.

CC: A copy of above is forwarded to following for information:

- i) The Deputy Commissioner,  
Patiala.
- ii) The General Manager,  
District Industries Centre,  
Patiala.





ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

H 624641

AGREEMENT

Memorandum of Agreement made, this 12<sup>th</sup> day of January 2009 between the M/s PACL India Limited, a Company (Registered under the Companies Act, 1956) and having its registered office at 22,3<sup>rd</sup> Floor, Amber Tower, Sansar Chand Road, Jaipur (hereinafter referred to as "the company") of the one part and the Governor of Punjab, through the Secretary Industries & Commerce, Government of Punjab, Udyog Bhawan, Sector 17, Chandigarh (hereinafter referred to as 'State Government') of the other part.

*[Signature]*  
 Secretary to Govt.  
 Dept. of Industries & Commerce  
 Chandigarh

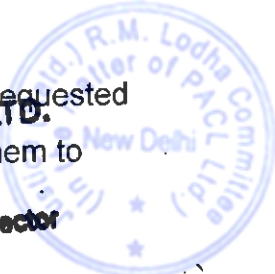
1. Whereas the State Government with a view to attract new investment in Punjab has under Industrial Policy 2003 provided for consideration and determination of a special package of incentives for Super Mega Mixed Use Integrated Industrial Park Projects through an Empowered Committee duly notified under the said policy for this purpose, provided fixed capital investment in such projects is Rs.1000 crore and above.

2. Whereas the company proposes to set up Super Mega Mixed use Integrated Industrial Park Project under category 'A' on Kharar-Banur Road (Fauji Colony), Banur, Tehsil Rajpura, District Patiala in an area of 750 acres of land with investment of Rs 2218 crore.

3. Whereas the company for implementation of the aforesaid project, requested the State Government for grant of special package of concessions enabling them to

**For PACL INDIA LTD.**

*Tarlokhan Singh*  
Director



h  
V-100  
R.L.  
Date  
SPA  
10/55  
25748

PAC L India Ltd: 201 Floor  
Copol Dew Bhawan Bani Khambh  
Road New Delhi

NOT FOR SALE



implement this project, Request of the company was duly discussed and considered by the Empowered Committee constituted under Industrial Policy, 2003 in its meeting held on 3.9.2008 and approved.

4. Whereas on the basis of decision of the Empowered Committee, 'Letter of Intent' indicating the concessions proposed to be granted to the company by State Government has been issued to the company vide No.CC/JDP/SMP/PACL/ PTL/6746-48 dated 22.10.2008.

5. Whereas the Government of Punjab has required the Company to enter into the Agreement with the Governor of Punjab hereinafter contained. Now this indenture witnessed that it hereby agreed and declared as follows: -

(A) The Company shall make an investment of Rs. 2218 crore including fixed capital investment of at least Rs. 1000 crore as defined by the Department of Industries under Industrial Policy 2003, by setting up Super Mega Mixed Use Integrated Industrial Park Project in an area of 750 acre of land with investment of Rs. 2218 crore, over an period of 60 month from the date of signing of agreement with the State Government. (25% land details are at Annexure 'A') The said project shall have to be fully implemented within the said stipulated period.

(B) The following project area break up, FSI on the basis of gross area of the project, FAR and incentives were approved subject to the fulfilment of conditions mentioned herein under and as laid down under Industrial Policy, 2003 including the condition of minimum fixed capital investment of Rs. 1000 crore at different locations.

Secretary to Govt of Pb.  
Deptt. of Industries & Commerce  
Chandigarh.

**Project Area Break-up**

**a. On land zoning basis (where there is sale of Plots in Industrial Pocket)**

Category	%age of total area		
	Industrial Pocket	Commercial Pocket	Residential Pocket
A	Minimum 40%	Maximum 25%	Balance Area

**b. Gross acreage on the basis of permitted FSI (where there is sale of FSI of Industrial Pocket)**

Category	%age of total area		
	Industrial Pocket	Commercial Pocket	Residential Pocket
A	Minimum 30%	Maximum 25%	Balance Area

**c. Mix of plotted sale and sale of FSI within Industrial Pocket**

a. The Industrial, Commercial and Residential components will be allowed

Tarlochan Singh



to be developed on pro-rata basis keeping in view the mix of plotted sale of FSI.

- b. Additional activities within the Industrial pocket may include Convention Centres, Community Centres, Film & multimedia facilities, High end educational and health care centres, Hotels, Sports facilities (to be identified) and Water bodies (without water games), but not Multiplex or Recreational activities. The extent of additional activities in addition to industry (which may include IT, ITES, BPOs, KPOs, Software development, Data processing and other industrial activities defined as such by the government) will be limited to 30% of the total applicable industrial component of the park.

(ii) FAR

Category-wise FAR area on the gross project shall be as under:-

Category	FAR
A	3.0

- (a) No purchase of higher FAR than permitted on gross project shall be permissible.
- (b) Common area with no concrete roof shall also be considered as a part of FAR.
- (c) Hospital and Schools shall not be free of FSI and ground coverage.
- (d) Parking shall be free of FSI but a separate Parking Block, if constructed, shall be counted in ground coverage.

*lye*

Secretary to Govt. of  
Deptt. of Industries & Commerce  
Chandigarh,

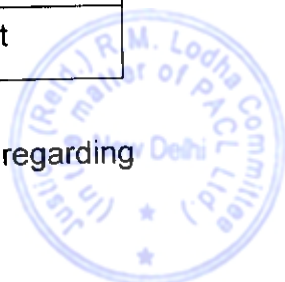
(iii) Conditions

- a) Land for project should be contiguous chunk of land and project shall be set up in 60 months.
- b) Zoning will be as per Town & Country Planning Department norms. However, free zoning will be allowed to all components of the projects.
- c) Sale of residential, industrial and commercial components will be allowed in equal proportion till the Promoter constructs the minimum industrial space in a period of 60 months, after which the sale of all components will be freely allowed.

*Tanveer Singh*

Category	Area
A	25.00 lac sq. feet

d) The provision contained in section 5 (9) of PAPR Act, 1995 regarding





reserving upto 10% of the area for economically weaker section of society shall be complied with in case of Residential Component of the project.

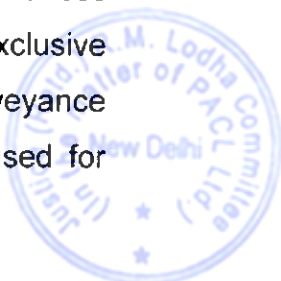
- e) There will be requirement of 25% project area ownership at the time of signing of Agreement and 50% ownership at the time of making an application for change of land use. Development Agreements as already allowed under the Industrial Park scheme will also be honoured/ covered in the ownership criteria of the land. For rest of the area, the Promoter may have Agreement to sell with the landowner. Maximum 20% of the land will be acquired by Government in all categories of Industrial Park projects on the request of the Promoter, if required, to provide contiguity and connectivity.
- f) Golf Course shall not be included in definition of infrastructure.
- g) To avail the benefits, the project in a particular category must be submitted as a single project and not in parts.
- h) The project shall be subject to parking norms notified by the Chief Town Planner Punjab.
- i) Promoter will comply with the notified statutory Draft Master Plan of Banur and also comply with the norms of environment clearance prescribed by Punjab Pollution Control Board.
- j) The Company shall employ Security Personnel from Punjab, trained by State Government Agencies in the unit, wherever required.

In addition to above, following conditions applicable to the Mega Industrial Parks will also be applicable to the above project: -

- k) The project shall not be advertised / launched and no money will be collected from general public for allotment of land / plot / flat / any space till such time the layout / zoning plans are cleared from the competent authority.
- l) Permissible saleable area in the industrial pocket shall be 65%, in the residential pocket 60% and for the Commercial Pocket 40%. Balance of area shall be used for common facilities, open spaces, green belt etc., as per approved zoning plan and as per building byelaws of Housing & Urban Development Department.
- m) Common facilities would include the facilities for air conditioning, roads (including approach roads), water supply, sewerage facilities, common effluent treatment facilities, telecom networks, generation and distribution of power or any other facilities in relation to a building or the land on which it is located and all easements, rights and appurtenances belonging to the land or the building, which are neither in the exclusive possession of an apartment owner / plot owner in terms of conveyance deed of the apartment / land, provided that the facilities are used for

Tarlochan Singh

Secretary to Govt. of P.  
Deptt. of Industries & Commerce  
Chandigarh.



more than 2 industrial units in the Industrial Park.

- n) Infrastructure development would include roads (including approach roads) water supply and sewerage facilities, common effluent treatment facilities, tree planting, telecom networks, generation and distribution of power, parking facilities, parks, street lights, provision for community building and such other facilities as are of common use for industrial activities which are identifiable and are to be commonly used.
- o) Industrial Parks with a residential component shall have only non- polluting units and distance between industrial area and other areas will be in accordance with guidelines issued by Punjab Pollution Control Board and Department of Housing & Urban Development from time to time.
- p) Necessary clearances from various central/state agencies will have to be obtained by the developers as per statutory requirements and on payment of such prescribed fees as required under the law. The Department of Industries & Commerce, Government of Punjab will be the single nodal agency for approving and facilitating the projects for getting clearances etc. and will also facilitate in getting resolved various issues which will relate to Government departments / agencies.
- q) Industrial Park shall come up as one unit at single geographical location and shall be developed in contiguity. However, public service which already exists such as road, canal, park etc. shall not be construed to break the unity and contiguity of the Park subject, however, to local byelaws applicable in the area. Where the land use plan in a local planning area / controlled area has already been determined, the Industrial Park may be put up either in the industrial or residential area.

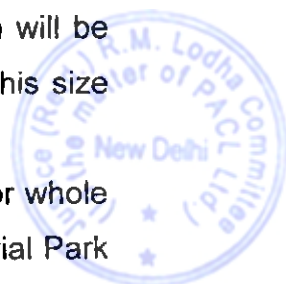
*[Handwritten signature]*

Secretary to Govt. of P.N.  
Deptt. of Industries & Commerce  
Chandigarh.

**(iv) Incentives**

- (a) Exemption from Stamp Duty as leviable in Schedule 1 A of the Indian Stamp Duty Act and Registration charges on first sale/ lease of developed area and build up spaces.
- (b) No CLU charges will be levied on the Industrial component of the Park. However, the developer will pay CLU charges on the residential and commercial components as applicable to the residential plotted category.
- (c) In case of Category 'A' projects, the project will be approved irrespective of its land use position in the draft Master Plan or in or outside the Local Planning area, till the Master Plan is finalized. The Master Plan will be prepared or amended keeping in view the approved project of this size after following the due procedure.
- (d) The project land, where CLU has already been granted as part or whole of a project will not be included in the future Super Mega Industrial Park

*Talochan Singh*





projects.

(e) If Promoter proposes to implement a lower category of project, for example 250 acres project (Category 'C'), he will be entitled to the benefits being granted to the Promoter of that size of the project. If, however, he adds another 250 acres of land, he will be granted incentives of 'B' category of project. Similarly, for addition of another 250 acres of land, he will be granted the incentives for 'A' category project for the entire area of the project. These benefits will however be extended only if the additional land is contiguous to the already implemented/ sanctioned project. However, on a different location, if the Developer sets up another project, he shall be allowed concession on License / Permission Fee applicable to the project of one category higher than the project proposed but no extra concession on EDC of one category higher will be given e.g. if Developer has set up a project of 'A' category anywhere in Punjab and he also sets up project of 'C' category elsewhere in Punjab, then in case of 'C' category project, he will get the concession of License Fee for Category 'B' but on EDC he will get the concession of Category 'C' only. The excess payment already made on account of CLU, EDC and License fee for the implemented/ sanctioned project will be accordingly adjusted against the future payments. However, the entire project including the extended area should be set up in 60 months from the date of signing of agreement with the State Government for initial project.

*[Handwritten signature]*

Secretary to Govt. of Pb.  
Deptt. of Industries & Commerce  
Chandigarh.

Reduction in rates of EDC and License fee charges shall be granted to such projects as under :-

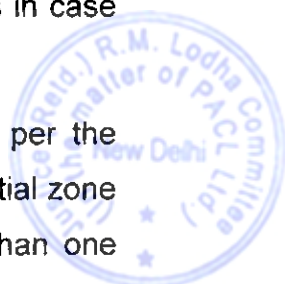
Category	%age of concession	
	EDC	License Fee
A	50	75

However, 5% of the total amount payable by the developer on account of EDC and License fee shall be levied as Health & Social Security fund and recovered in addition to the EDC & License fees. This amount will be deposited in a separate fund to be established by the State Government for Health & Social Security Schemes.

The terms of payment (instalments, rate of interest, penal charges, bank guarantee etc.) for payment of license fee shall be the same as in case of EDC prescribed under PAPRA, 1995.

*Tanveer Singh*

g) The rates of EDC, License Fee and CLU charges will be as per the different components in the Park and depending upon the potential zone in which the Park falls. Where a piece of land falls in more than one

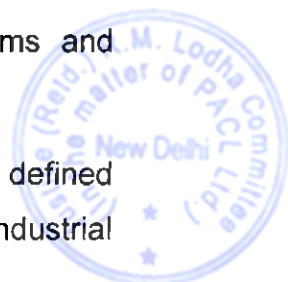


potential category, the proportionate rate of fiscal charges for each category shall apply.

In addition to above, following incentives admissible under the Mega Industrial Park Scheme will also be available to the above project: -

- h) Exemption from electricity duty upto 5% for 5 years shall be allowed from the date of release of connection by PSEB. This concession shall be admissible only to the Developer of the project during its construction period and also to such portion of the property which is retained by the Developer. This will not be admissible to the subsequent Purchaser(s) / Lessee(s) / Franchise etc. of the property within the Industrial Park, unless, however, his unit is a mega unit in its own right duly approved by the Empowered Committee.
- i) The State Government shall ensure that connectivity to power, roads, accessibility, communication, civic and other infrastructure upto project is provided within 240 days from the date the same is applied for to the concerned department / agency / authority / local body on fulfilment of various terms and conditions required in this regard at such rates / fee etc. which shall not be less favourable to them compared to similarly placed projects / customers. However, the proportionate cost of any infrastructure upgradation of the area where Industrial Park is proposed to be set up, incurred by the concerned Municipal Corporation / Committee / Department of PWD or other Government department or Agency shall be borne by the Promoter.
- j) Permission under the provisions of Punjab Mines & Mineral Act shall be allowed within the project area for works relating to development of the project. However, due charges as may be applicable under the relevant law will be payable.
- k) High-rise buildings upto 45 mtrs. shall be allowed subject to Air Safety Regulations, Traffic Circulation, Fire Safety norms and Parking norms as provided in the Building Byelaws.
- l) State Government shall allow the company to connect the project area to the State Transport Network. The State Government shall also allow them to operate their own public transport system within the project area and also for connecting the project area to the main urban centre nearest to the project area subject to the fulfilment of required terms and conditions in this regard.
- m) The State Government shall not allow hazardous industry as defined under Factories Act within 500 metres of the project area and industrial

Tanishka Singh



plots within the Industrial Park shall also not have any hazardous industry.

- n) Pollution Control Board shall grant NOC and consent to operate to the Green Category Industry to be located in the Industrial Park in 30 days on fulfilment of all the required terms and conditions.
- o) The Department of Industries shall be the single Nodal agency for facilitating the project and getting clearances etc. required for the unit for the project and the project area and will also get resolved various issues which will relate to the Government Departments or Punjab Government Public Sector Undertakings / Authority / Local Body.

6. In case the above company fails to comply with the provisions of para 5(A),5(B)(i), (iii) above, the concession(s) enumerated in para 5(ii) & (iv) above shall stand automatically withdrawn and the company shall have no claim or liability whatsoever on the State Government in this regard. The Government of Punjab shall be entitled to recover the monetary cost of all reliefs / concessions / incentives availed by the Company under para 5(ii) & (iv) above in the event of failure on the part of the Company to fulfill its obligations under Para5(A), 5(B),(i) & (iii) above. These shall be recovered as arrears of land revenue by the Government.

In witness whereof the company has cause its common seal to be affixed and the Government of Punjab both hereunto set their hand and seal on the day and year first above written.

Signed on behalf of :  
the State Government

The Company

(Signatures)

*[Signature]*  
Secretary to Govt. of P.H.  
Deptt. of Industries & Commerce  
Chandigarh.

(Name)

(Seal)

*Tarbalchan Singh*

For PACL INDIA LTD.

Director

WITNESS

- 1. *[Signature]*
- 2. *[Signature]*

WITNESS

- 1. U. Jassi (MANJESH JASSI)  
226, Mohali Employees Society
- 2. Kandeep Singh Sector 88 Mohali  
SCO 7619, Mohali  
# 756, Ph-4, Mohali



**DETAIL OF LAND UNDER OWNERSHIP OF  
M/S PACL INDIA LTD. AT BANUR**

②

S. No.	Sale Deed No.	Khewat / Khatoni	Khasra No.	Total Area		
				Bigha	Biswa	Biswasi
1.	10167/07	1251/2004-2005	3311	4	0	
			3312	4	0	
			3397	4	0	
			3398	4	0	
			3399	4	0	
			3400	4	0	
			3401	4	0	
			3402	4	0	
			3403	4	0	
			3408	4	0	
			3313	4	0	
				48	0	
		<b>170/960 share</b>		<b>8</b>	<b>10</b>	
		1209/1962	3389	4	0	
			3392	4	0	
			3393	4	0	
			3394	4	0	
			3395	4	0	
			3396	3	12	
			3409	4	0	
			3412	4	0	
			3413	4	0	
		<b>Salm</b>		<b>35</b>	<b>12</b>	
		1186/1937	2851	4	0	
			8354/2855	3	10	
			5			
			2856	4	0	
			2857	4	0	
			8356/2858	3	10	
			2862	4	0	
			3283	4	0	
			3284	4	0	
			7983/3296	3	12	
			3297	4	0	

Secretary to Govt. of  
Deptt. of Industries & Commerce  
Chandigarh.

Tarbochan Singh



			3298	4	0
			7984/3299	3	12
			8836/7989/3300	3	12
			3301	4	0
				53	16
		<b>12320/21520 share</b>		<b>30</b>	<b>16</b>
			<b>Total</b>	<b>73</b>	<b>18</b>
2.	10129/07	1268/2022	2805/1	4	0
			2806	4	0
			2807	4	0
		<b>Salm</b>		<b>12</b>	<b>0</b>
		1254/2008, 1267/2021, 1175/1924	2865	0	4
			2866	3	16
			2888	4	0
			2810	4	0
			2811	4	0
			2814	4	0
			2822	4	0
			3363/2	0	4
			3366/3	2	1
			3363/4	2	6
			3364	4	9
			3363/1	0	5
			9688/3365	0	2
			3366/1	1	16
		<b>Salm</b>		<b>35</b>	<b>03</b>
		1275/2038	2870	3	12
			2871	4	0
			10049/3/2886	0	2
			10049/5/2887	0	2
				7	16
		<b>116/156 share</b>		<b>5</b>	<b>16</b>
			<b>Total</b>	<b>52</b>	<b>19</b>
3.	10197/07	1215/1968	7979/3292	3	12

Secretary to Govt. of P.H.  
Deptt. of Industries & Commerce  
Chandigarh.

Tarlokham Singh



			3293	4	0
			3294	4	0
			7980/3295	3	12
			3309	4	0
			3310	4	0
			3405	4	0
			3406	4	0
			7993/3422	3	12
			3423	4	0
			3234	4	0
			7994/3425	3	12
				46	08
		<b>298/928 Share</b>		<b>14</b>	<b>18</b>
		1222/1974	2838	5	16
			2839	4	0
			2842	4	0
			2873	4	0
			2876	4	0
			2877	4	0
			2879	4	1
		<b>Salm</b>		<b>29</b>	<b>17</b>
			<b>Totsl</b>	<b>44</b>	<b>15</b>
4.	10199/07	1172/1918, 1921	2910	4	0
			229	4	0
			230	4	0
			9035/231	3	11
			2907	4	0
			2880	6	4
			2881	4	5
			2882	4	0
			2903	4	0
			2904	6	6
			2906	6	3
			2905 Min	3	15
			2908 Min	3	12
			2909 Min	3	12
			9034/231	0	9
			232 Min	3	10
			233 Min	3	10
			234 Min	4	0

Secretary to Govt. of Ch.  
Deptt. of Industries & Commerce  
Chennai.

Tarabchan Staff



			8619/235	3	15
			236 Min	3	10
			237 Min	1	7
			238 Min	0	7
				81	18
		<b>714/1638 Share</b>	<b>Total</b>	<b>35</b>	<b>14</b>
5.	10477/07	1173/1922	3433	4	16
			3434	4	0
			3435	4	0
			3436	3	3
			3437	3	6
			3438	5	3
			3439	4	0
		<b>Salm</b>	<b>Total</b>	<b>28</b>	<b>8</b>
6.	8588/06	515/781,786,777,641/943	3695	4	0
			3698	4	0
			3699	4	0
			3702	4	0
			3694	4	0
			3696	4	0
			3697	4	0
			3708	5	2
			3709	4	0
			3710	4	0
			3711	4	0
			3712	4	0
			3713	4	0
			8076/3693	1	0
			8077/3693	3	0
		<b>Salm</b>	<b>Total</b>	<b>57</b>	<b>2</b>
7.	3555/07	1175/1924, 1254/2008	2864	4	0
			2889/1	0	4
			8455/3360/3	1	10
			3361/3	0	8
			3363/3	0	11
			3362	3	16
			2889/2	3	16

Secretary to Govt. of Pb.  
Deptt. of Industries & Commerce  
Chandigarh.

Tarlokhan Singh



			2890	4	0	
			2897	4	0	
			7665/2898	3	12	
			7525/2920	3	5	
			7527/2921	3	12	
			7529/2924	3	12	
		<b>Salm</b>		<b>36</b>	<b>06</b>	
		1175/1924	9687/3358	4	0	
			8453/3359	3	12	
			8455/3360/1	3	1	
			3361/1	3	8	
				14	01	
		<b>4/7 Share</b>		<b>08</b>	<b>00</b>	<b>11-3/7</b>
		1217/1970	3314	4	0	
			3315	4	0	
			3316	4	0	
			3317	4	0	
			3318	4	0	
			3319	4	0	
			3320	4	0	
			3321	4	0	
				32	00	
		<b>2/3 Share</b>		<b>21</b>	<b>06</b>	<b>13-1/3</b>
		1188/1939, 1941	135	3	8	
			136	2	2	
			137	4	0	
			138	4	0	
			139	2	16	
			140	2	16	
			141	4	0	
			142	4	0	
			9682/9431/3326	1	12	
			9684/3327	2	0	
			3328	4	0	
			8433/332	3	12	

Deptt. of Industries  
Chandigarh.





			9			
			8335/3330	3	12	
			3331	4	0	
			8427/3322	3	12	
			3323	4	0	
			3324	4	0	
			8429/3325	3	12	
			9683/8431/3326	2	0	
			9685/3327	2	0	
				65	02	
		114/1302 Share		05	14	
			<b>Total</b>	<b>71</b>	<b>7</b>	<b>4-19/25</b>
8.	3556/07	1189/1942, 1227/1978, 1227/11978 /1,1234/198 5,1270/202 7	3138	3	3	
			8407/3139 Min	1	16	
			3144	4	0	
			3145	4	0	
			3146	4	0	
			3148/1/2	0	15	
			3157	5	10	
			3109/2	3	12	
			3110	4	0	
			3111	4	0	
			7977/3126	3	12	
			3390	4	0	
			8837/3391	1	0	
			8839/3450	1	2	
			8841/3451	1	0	
			3452	3	14	
			3453	3	9	

Secretary to Govt. of Pb.  
Deptt. of Industries & Commerce  
Chandigarh.

Tarbir Singh



(24)

			3454	1	15
			3027	4	0
			3028	4	0
			9247/754 7/3029	1	12
			3077	4	0
			3078	4	0
			3101	4	0
			3102	4	0
		<b>Salm</b>	<b>Total</b>	<b>80</b>	<b>00</b>
9.	3917/07	1191/1944	3086	4	0
			8387/308 9	3	12
		<b>Salm</b>		<b>7</b>	<b>12</b>
		1192/1945	8375/306 2	3	12
			8377/306 3	3	12
			3064	4	0
			3065	4	0
			3087	4	0
			8385/308 8	3	12
		<b>Salm</b>		<b>22</b>	<b>16</b>
		1179/1930	3247	4	0
			3248	4	0
		<b>Salm</b>		<b>08</b>	<b>00</b>
			<b>Total</b>	<b>38</b>	<b>8</b>
10.	4001/07	753/1091/1 091/1	2769	0	1
			3487	4	12
			8024/348 8	6	4
			3489	4	0
			3565	4	3
			3566	4	16
			8045/356 7	3	1
		<b>Salm</b>	<b>Total</b>	<b>26</b>	<b>17</b>
11.	4115/07	1206/1959	2922	4	0
			2938	4	0
			2943	4	0
			2946	0	4
			2947	3	16
			2948	4	0

Secretary to Govt. of  
Deptt. of Industries & Commerce  
Chandigarh.

Tarlokhan Singh



17  
55

			8466/305 7	3	12	
			8368/305 8	3	12	
		<b>Salm</b>	<b>Total</b>	<b>27</b>	<b>04</b>	
12.	5956/08	553/845, 515/779	3714	4	0	
			3715	4	0	
			3718	4	0	
			3719	4	0	
			3690	4	0	
			3691/1	1	17	
		<b>Salm</b>		<b>21</b>	<b>17</b>	
		215/773	3689	4	0	
		<b>Salm</b>		<b>4</b>	<b>0</b>	
			<b>Total</b>	<b>25</b>	<b>17</b>	
13.	6518/08	1193/1946	8389/309 0 Min	1	3	
			8391/309 1 Min	1	3	
			8393/309 2	3	12	
			3093	4	0	
			3094	4	0	
			8395/309 5	3	13	
			8397/309 6	3	12	
			3097	4	0	
			8399/309 8	3	12	
			8401/309 9	3	5	
		<b>Salm</b>	<b>Total</b>	<b>32</b>	<b>00</b>	
14.	6088/08	1175/1926	3367	4	0	
			9689/336 5	3	18	
			3368.	4	0	
		<b>Salm</b>		<b>11</b>	<b>18</b>	
		1176/1927	8447/335 2	3	12	
			3353	4	0	
			3354	4	0	
			8449/335 5	3	12	

Secretary to Govt. of Ch.  
Deptt. of Industries & Commerce  
Chandigarh.

Ta lochan Singh



			8451/3356	3	12	
			3357	4	0	
		<b>Salm</b>		<b>22</b>	<b>16</b>	
			<b>Total</b>	<b>34</b>	<b>14</b>	
15.	1174/08	754/1092	9249/8049/3558	1	3	
			9251/3559	0	18	
			3560	3	6	
			3561	3	6	
			9253/3562	0	18	
			9255/3563	0	17	
			3564	3	5	
		<b>Salm</b>		<b>13</b>	<b>13</b>	
		755/1093	9250/8042/3558	4	11	
			9252/3559	3	2	
			9254/3562	3	2	
			9256/3563	2	17	
		<b>Salm</b>		<b>13</b>	<b>12</b>	
			<b>Total</b>	<b>27</b>	<b>5</b>	
16.	1559/08	585/1228	3539	4	0	
			3540	4	0	
		<b>Salm</b>		<b>8</b>	<b>0</b>	
		752/1090	8037/3502	1	4	
			8039/3503	3	17	
			3504	4	0	
			3505	4	0	
			3506	4	0	
			3507	4	0	
			3508	4	0	
				25	00	
		<b>2/3 Share</b>		<b>16</b>	<b>14</b>	
			<b>Total</b>	<b>24</b>	<b>14</b>	
17.	1471/08	1217/1970, 1180/1931, 1181/1932	3229	4	0	

Secretary to Govt. of P.P.  
Deptt. of Industries & Commerce  
Chandigarh.

Tarlok Singh



			3230	4	0
			3231	4	0
			3232	4	0
			3233	4	0
			3234	4	0
			3235	4	0
			3236	4	0
			3237	3	8
			3238	3	2
			3246	4	0
		<b>Salm</b>	<b>Total</b>	<b>42</b>	<b>10</b>
18.	3614/08	1212/1766	2997	4	0
			2998	4	0
			3005	3	9
			3006	4	0
			3007	4	1
			3008	2	11
			3019	4	0
			3020	4	0
		<b>Salm</b>	<b>Total</b>	<b>30</b>	<b>01</b>
19.	3860/08	1210/1/176 4	3009/2	3	12
			3010/2	3	1
			3011	1	10
			3012 Min	0	5
			8820/301 3	2	0
			3014	4	0
			3015	4	0
			3016	4	0
			8822/301 7	3	12
			8823/301 8	3	12
			3128	4	0
			3131	4	0
		<b>Salm</b>	<b>Total</b>	<b>37</b>	<b>12</b>
20.	3616/08	1214/1767	2993	5	1
			2999	4	0
			3000	4	0
			3001	2	13
			3002 Min	2	18
			3003	3	11
			3004	2	18

Secretary to Govt. of Ph,  
Deptt. of Industries & Commerce  
Chandigarh.

Tarlokhan Singh



		Salm	Total	25	01
21.	4815/08	1246/1803	3179	4	0
			3180	4	0
			3181	4	0
			3182	4	0
			3183	4	0
			3184	4	0
		Salm	Total	24	00
22.	529/07	558/850	4181/1	0	13
			4182	2	15
		Salm		3	8
		63/119	4104	3	15
			4105	4	0
			4111	0	5
		Salm		8	00
		64/120	4103	4	0
			4106	4	0
			4107	4	0
			4108	4	0
				16	00
		1/2 Share		08	00
		67/123	8475/4110	1	14
			4112	4	0
			8478/7251/4113	4	6
		Salm		10	00
		199/358	4155	3	8
		Salm		3	8
		Total		32	16
	23 Chandigarh, 1820/07	1125/1600	3492	3	0
			8026/3493	0	10
			8028/3493	1	6
			8029/3494	2	14
			8031/3494	0	3
			8033/3495	3	3
			3496	4	0
			3497	3	0
		Salm	Total	17	16
24	117/08	1252/2006	3332	4	0

Secretary to Govt. of P.H.,  
 Deptt. of Industries & Commerce  
 Chandigarh,

Tarlokhan Singh



			3335	4	0	
			3336	4	0	
			3339	4	0	
			3340	4	0	
		Share190/4 00		20	00	
			<b>Total</b>	<b>9</b>	<b>10</b>	

29

TOTAL AREA 189.83 ACRES



For PACL INDIA LTD.  
Tanbochan Singh

Director

Secretary to Govt. of Ch.  
Deptt. of Industries & Commerce  
Chandigarh.

NOT FOR SALE



From

Chief Town Planner,  
Punjab, Chandigarh.

To

M/s PACL India Ltd.,  
SCO No. 76, IInd Floor,  
Phase-IX, Mohali.

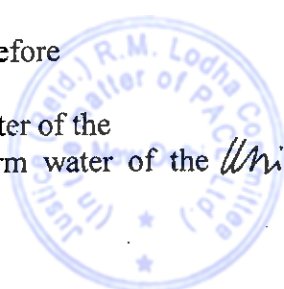
Memo No. 2068 CTP(PB) SP-432 m  
Dt. Chandigarh. 24/3/11

Subject: Permission for CLU for Super Mega mixed use Integrated Industrial Park Project at Banur.

Ref: Your application dated 30.12.2008 and 10.11.2010

2. Your request for change of land use for an area measuring 810.98 acres for Super Mega mixed use Integrated Industrial Park Project at Banur Tehsil Rajpura Distt. Patiala has been considered at the Govt.level. The permission for change of land use for an area measuring 666.45 acres(excluding area under Govt.acquisition) as verified by the Tehsildar is hereby granted for Super Mega mixed use Integrated Industrial Park Project 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 India 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 liable to develop the project as per the terms and conditions of the agreement dated 12.1.2009 and policy for Super Mega mixed use Integrated Industrial Park Project.
- iv) Promoter shall utilize 50% of the total area for the industrial use and rest of the area for other uses as per his request dt. 10.11.2010.
- v) Promoter shall be responsible for litigation, if any, regarding land ownership in any court of law.
- vi) Promoter shall not undertake any development work at the site until layout plan is approved by the Competent Authority.
- vii) Promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.9.2006 of Ministry of Environment and Forests Deptt., Government of India before starting the development works of the Colony.
- viii) Through revenue rastas and pucca road passing through the site, if any shall be kept unobstructed.
- ix) 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.
- x) Layout Plan/Building Plans of the entire project shall be got approved from the Competent Authority.
- xi) 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.
- xii) This permission will not provide any immunity from any other Act/ Rules/ Regulations applicable to the land in question.
- xiii) Promoter shall obtain NOC from the Forest Deptt., if required before undertaking development at site.
- xiv) 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.





- xv) Promoter shall make provision of rain water harvesting within the project area at its own cost.
- xvi) Applicant would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xvii) Applicant shall obtain any other permission required under any other act at his own level.
- xviii) Applicant shall develop the land as per the proposals of Master Plan Banur and shall keep the proposed Master Plan roads and green buffer intact in his site.
- xix) Promoter shall not construct any building on the portion of site which falls in the No Construction Zone.

Receipt of Rs. 19,92,68,550/-received through DD No. 048719 dt.21.02.2011 and DD No. 114497 dt. 14.2.2011 towards CLU charges is hereby acknowledged. These charges are tentative and as per your request to utilize 50% area for industrial purpose however, 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, GMADA, Mohali for information and necessary action. Demand Draft No. 048720 dt. 21.2.2011 of Punjab National Bank Ltd., payable at Mohali amounting Rs.59,78,0575/- towards Social Infrastructure Fund (SIF) respectively on CLU charges are hereby attached. 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

