

From

Chief Town Planner,
Punjab, Chandigarh.

To

M/S JTPL Townships Pvt. Ltd.,
Ansul-Classic Tower, Rajouri Garden, New Delhi.

Memo No. 6405 -CTP(Pb)/SP- 432 (R)

Dated Chandigarh, the 3/12/07

Subject:-

Change of landuse from rural/agricultural land in Municipal Council limits of Kharar for residential purposes

Ref:-

Your request regarding subject cited above.

2.

Your request on the subject has been considered and permission is hereby given with the approval of Government to use 68.32 Acre land within the Municipal Limits for residential purposes. The landuse for 8 kanal 13 marla land shall be conveyed as soon as the Promoter produces the approval of exchange of panchayat land by the Rural Development Department, Punjab. The use shall be as per the Master Plan of Local Planning Area proposals of SAS Nagar and Kharar. The detail of area/land is as per enclosed Annexure-'A'. This permission is subject to the following conditions:-

- i) The change of landuse shall be in the hands of M/S JTPL Townships Pvt. Ltd. and the Promoter would deposit EDC/License 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 colony as single unit after taking license under the Punjab Apartment and Property Regulation Act, 1995 and shall not bifurcate the site.
- 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 in the colony until final layout plan is approved by the prescribed Authority under the Punjab Apartment and Property Regulation Act, 1995.
- 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) Through revenue rastas passing through the site shall be kept unobstructed.
- vii) 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.
- viii) Building Plans of the entire township shall be got approved from the Competent Authority.
- ix) Promoter shall not make any construction under L.T. transmission electric lines passing through the site or shall get these lines shifted by applying to the concerned authority.
- x) Promoter shall not launch booking of plots and issue any advertisement until the final approval is obtained from the Competent Authority.
- xi) Promoter shall earmark land for EWS housing in the project for allotment to economically weaker sections of the society as per the provisions of PAPRA, 1995.
- xii) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

- xiii) Promoter shall obtain permission for approach from the Forest Land from Government of India under Forest Act, 1980 before undertaking development at site.
- xiv) Promoter shall take permission of Competent Authority u/s 143(2) of the Punjab Regional and Town Planning and Development Act, 1995 and shall also obtain permission from National Highway Authority before taking up development works.
- xv) No construction zone of 10 mts. On the front road shall be maintained as per the provisions of the Punjab Regional and Town Planning and Development Act, 1995.
- xvi) Promoter shall make provision for the disposal of rain/storm water of the proposed colony and shall not obstruct the flow of rain/storm water of the surrounding area.
- xvii) Promoter shall make provision of rain water harvesting within the project area at its own cost.
- xviii) Promoter would make its own suitable provision for drinking water supply and disposal of sewage & solid waste management.
- xix) Promoter shall obtain any other permission required under any other Act at his level.
- xx) Promoter shall abide by the provisions of Master Plan of Local Planning Area of Kharar and SAS Nagar.

3. The receipt of Rs. 4,94,76,000/- towards CLU charges is hereby acknowledged. These charges are tentative, actual charges shall be worked out & difference shall be payable at the time of approval of Layout Plan.

[Signature]
Chief Town Planner,
Punjab, Chandigarh.

Dated, Chandigarh

Endst. No.

A copy of the above is forwarded to the following for information and necessary

action:-

1. Chief Administrator, GMADA, Mohali.
2. The Chairman, Punjab Pollution Control Board, Patiala.
3. Chief Conservator of Forests, Punjab, Chandigarh.
4. Senior Town Planner, SAS Nagar.
5. District Town Planner, SAS Nagar.

[Signature]
Chief Town Planner,
Punjab, Chandigarh..

ANNEXURE TO LETTER NO.6405-CTP(PB)/SP-432(R),DT.3.12.07
 DAITIL OF C.L.U NO. AND AREA OF JTPL AT KHARAR.
 A) VILLAGE SANTE MAJRA, HADBAST NO. 186, TEHSIL - KHARAR, DISTT. S.A.S. NAGAR

VILLAGE SANTÉ MARLA				
Sr. No.	Rectangle No. (Mushtel)	Killa No.	Area (K - M)	Remarks
1.	26	9/2	03-06	
		10	08-00	
		11/1	06-09	
		12/1	04-05	
		Total	04 Parts	22-00
2.	27	6	08-00	
		7	08-00	
		8	08-00	
		9	08-00	
		10/1	07-00	
		11/1	06-00	
		11/2	02-00	
		12	02-08	
		13	04-08	
		14	08-00	
		15	08-00	
		16	08-00	
		17	08-00	
		18/1	01-12	
		18/2	01-02	
		18/3	01-14	
		20/2	06-00	
		21	08-07	
		24	07-07	
		25	06-09	
		Total	20 Parts	118-07
3.	28	15	04-13	
		16	01-06	
		Total	02 Parts	05-19
4.	29	1/1	02-02	
		1/2	05-05	
		Total	02 Parts	07-07
G. TOTAL			28 PARTS	153-13
				3073 Marla 92,958.25 Sqyd. 19.20625 Acre 7.77580 Hect.

Karim Patwar

A) VILLAGE KHUNI MAJRA, HADHAST NO 117, 1118-II KHARAR, DISTT B A B NAGAR

Sr No	Rectangle No. (Mushtel)	Killa No	Area (K M)	Remarks
1.	8	15/1/1 ✓	05-00	
		15/2/2	02-02	
		16 ✓	03-00	
		25 ✓	08-00	
		Total	04 Parts	23-02
2.	9	4/2/2	01-02	
		4/3/2	02-09	
		5/2	06-02	
		6/1	02-16	
		6/2	05-04	
		7/1	05-00	
		7/2	01-15	
		8/2	05-02	
		9/1/3 ✓	02-09	
		9/2/4	02-09	
		10/1/2	03-18	
		11	07-11	Min 03-11, Min 04-00
		12/1	02-00	
		12/2	02-04	
		12/3 ✓	03-15	
		13/1 ✓	03-00	
		13/2	05-00	
		14/1	04-00	
		14/2	03-08	
		15	08-00	
		16	08-00	
		17/1	01-16	
		17/2	05-12	
		18/1	04-00	
		18/2 ✓	04-00	
		19/1 ✓	01-00	
		19/2	07-00	Min 05-00, Min 02-00
		20	08-00	Min 05-00, Min 03-00
		21	08-00	Min 05-07, Min 02-13
		22	08-00	Min 05-17, Min 02-03
		23/1 ✓	05-04	
		23/2	02-16	
		24	07-04	
		25	08-04	
		TOTAL	33 PARTS	156-01
3	10	1	08-00	
		2	08-00	
		9/3	02-12	
		10	08-00	
		11/1	07-00	
		11/2	01-00	
		16	06-16	
		17	05-04	

Karnal patwan

		20/1	07-00	
		20/2	01-01	
		✓ 21/1	05-11	
		✓ 21/2	02-00	
		24/1	00-04	
		24/2	01-11	
		25	07-18	
		✓ 26	00-09	
		TOTAL	18 PARTS	72-13
4.	11	21	00-01	
		TOTAL	1 PART	00-01
5	12	1	00-17	
		10	02-08	
		11	04-04	
		20	06-01	
		TOTAL	04 PARTS	13-10
6	13	✓ 1	08-00	
		4	02-05	
		5/1	00-18	
		5/2	07-02	
		6	08-00	
		7	08-00	
		8/1	02-00	
		✓ 10/1	01-12	
		✓ 10/2	02-16	
		✓ 10/3	03-12	
		✓ 11	08-00	
		13/2 *	00-02	(03-12) - (03-09) exchanged with gram panchayat and (00-01) with Nanak Singh
		14/1 *	01-01	(07-00) - (05-05) - (00-14) SURRENDERED TO GRAM PANCHAYAT & NANAK SINGH RESPECTIVELY
		14/2	01-00	
		15/1	00-12	
		15/2	07-08	
		16	08-00	
		17/1 *	02-04	(05-16) - (03-12) exchanged with Nanak Singh
			*(Balance Area)	
		17/2	NIL	Exchanged with Nanak Singh (02-04) whole no.
		18/1	NIL	Exchanged with Nanak Singh (04-05) whole no.
		25/1	03-02	
		TOTAL	17 PARTS	75-15
7.	14	1	08-00	Min. 05-06, Min 02-14
		2	08-00	Min. 05-07, Min 02-13
		3/1 ✓	06-16	
		3/2	01-04	
		4	08-16	
		✓ 5	06-12	
		15/2	03-18	
		TOTAL	07 PARTS	43-06

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8.	15	5 ✓	08-00	
		TOTAL	01 PART	08-00
9.	Misc.	129	00-05	
		130	00-05	
		TOTAL	02 PARTS	00-10
TOTAL LAND IN KHUNI MAJRA				392-18
87 PARTS				7858 Marla
				237704.50 Sqyds.
				49.11 Acre

Karim S. Pofwari

[Signature]

ABSTRACT OF LAND FOR CLU NOTIFICATION OF THE LAND UNDER JTPL TOWNSHIP - KHARAR
BY THE COMPETENT AUTHORITY

Sr. No.	Village	K - M	Sqyds.	Acres	Hect.
a)	Sante Majra (HB + 186)	153 - 13 (3073 Marla)	92,958.25	19.20625	7.77580
b)	Khuni Majra (HB - 187)	392-18 (7858 Marla)	2,42,937.75	49.11	19.88274
	TOTAL	546-11 (10,931 Marla)	3,35,896.00	68.32	27.65854

Harish Chandra
petwari