

From

Director of Industries & Commerce, Punjab.

To

M/s Unitech Limited,
Unitech House,
L-Block, South City - I,
Gurgaon.

Memo No. CC/JDP/Mega/Unitech/ 6255
Dated Chandigarh, the 30/9/05

Subject -

**Grant of Special Package of Incentives to Mega Housing Project
of M/s Unitech Limited - Letter of Intent.**

Please refer to your letter received in this office on 7.7.05 for grant of special package of incentives for the Mega Housing Project in Punjab with total investment of Rs. 428 crores.

The proposal was considered by the Empowered Committee constituted under Industrial Policy 2003, in its meeting held on 29-8-2005 under the Chairmanship of Hon'ble Chief Minister, Punjab and it was decided to grant the following concessions to the project :-

- (i) The project shall be exempted from operation of PAPR Act. However, they will have to comply with the following provisions of the law:-
 - (a) They will have to pay external development charges in accordance with the PAPR Act, 1995.
 - (b) The provision contained in Section 5(9) of PAPR Act, 1995 shall be complied with.
 - (c) The layout / zoning plan shall be got cleared / approved from the competent authority under PAPR Act, 1995. Subsequently, the building plans shall also be got cleared from the competent authority under Punjab Urban Development & Planning Authority Building Rules, 1995. In case the project falls within any Municipal area, relevant Municipal Laws and Building Rules shall be applicable and clearance / approval shall be given by the competent authority under these laws / rules. However, all such clearances shall be given by the competent authority within 30 days. The clearance / approval so given shall also be in accordance with any relaxation granted by the Committee.
- (ii) The land use change shall be allowed by the Housing & Urban Development Department, wherever required within 30 days, as per the Master Plan / draft Master Plan of the relevant area and as per

standard Town Planning Laws and Regulations. In case of land falling under Periphery Control Area, any land use change shall only be allowed in accordance with the Periphery Policy of the State Government in accordance with the draft Zoning / Layout Plan and Master Plan of the area.

- (iii) All relevant statutory and non-statutory charges, land use conversion charges, dues, fee etc. as leviable by the Government or any authority shall be payable.
- (iv) The Department of Housing & Urban Development shall be the Nodal Agency for facilitating the project. In addition, the department of Industries may also facilitate the project.
- (v) State Govt. may acquire land as per provisions of the Land Acquisition Act, 1894 on request made by the Company subject to the condition that such acquisition shall be limited to only 10% of total area of the project scope. The acquisition shall be carried out as per the existing policy of the department of Housing & Urban Development and by their Land Acquisition Collector.
- (vi) The State Govt. 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.
- (vii) High-rise buildings beyond 45 mtrs. may be allowed subject to clearance from Air Safety Regulations, Fire Safety Norms and Traffic Movement.
- (viii) Permission under the provisions of Punjab Mines and Mineral Act shall be allowed within the project area for the works pertaining to development of the project on payment of requisite charges.
- (ix) Permission under Punjab State Tube well Act 1954 to dig tube well in the project area for the requirement of the project shall be allowed.
- (x) The State Govt. shall extend the facility of Public transport system being run by any State Govt. agency to the project area. The State Govt. 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 Centers nearest to the project area subject to the fulfilment of required terms and conditions in this regard.
- (xi) The State Govt. shall not allow Polluting Industries in the periphery (upto 500 mtr. from the project boundary) of the project area.
- (xii) No State agency shall erect any barrier or create obstruction in various connectivity which shall be allowed to the project as per Clause (vi) above except on the ground of major law and order problem or

National Security considerations.

- (xiii) The State Govt. shall assist them in getting any other facility or requirement for the development of the project.
- (xiv) The relevant Building Bye Laws / Regulations as laid down in Clause (i) above of the area shall be applicable except for:-
- FAR, which shall be 1.5 for commercial, 2.00 for Residential flats and 1 for residential plots; and
 - Ground coverage, which shall be 50% for residential and 40% for commercial use.

Above concessions will be granted subject to the condition that each of a residential project at any individual location must have fixed capital investment of Rs.100 crore or above at single geographical location and shall be developed in contiguity. However, public services which already exist such as roads, canals, parks not be construed to break the unity and contiguity of the project.

Further, minimum investment of Rs.100 crore shall be made within a period of 3 years from the date of signing of the Agreement.

Besides, the grant of above concessions will be subject to signing of an agreement, as per draft enclosed, by your company and the State Government and complying with the terms & conditions of the agreement, failing which the said concession will stand withdrawn.

cls:As above.

Joint Director (IP)

for Director of Industries & Commerce, Pb.

dst. No.CC/JDP/Mega/Unitech/

6256

Dated:-

30/9/05

A copy along with enclosures is sent to the Secretary to Government Punjab, Department of Housing & Urban Development for information and necessary action.

cls:As above.

Joint Director (IP)

for Director of Industries & Commerce, Pb.

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GOVERNMENT OF PUNJAB
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(Housing 2 Branch)

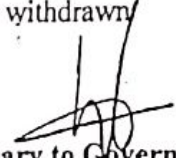
To

✓
M/S. UNITECH LIMITED
UNITECH HOUSE,
L-Block, South City-1,
Gurgaon.

Memo No. 17/33/2005-1HG2/625
Dated, Chandigarh, the 25/1/2006

Subject: - Mega Housing Project of M/S UNITECH Limited-Signing of Legal Agreement.

In continuation of Director of Industries and Commerce, Punjab's Memo No.CC/JDP/Mega/Unitech/6256, dated 30.9.2005 please find enclosed the copy of the agreement signed with the Department of Housing and Urban Development, Government of Punjab on 25.01.2006 for setting up a Mega Housing Project in Punjab as approved by the Empowered Committee in its meeting held on 29.8.2005 under the chairmanship of Hon'ble Chief Minister, Punjab. You are further advised to ensure compliance of the terms and conditions of the agreement, failing which the said concessions will stand withdrawn.


Deputy Secretary to Government of Punjab
Department of Housing and Urban Development.

Endst.No.17/33/2005-1HG2/

Dated, Chandigarh, the

A copy of the above alongwith one copy of the agreement is forwarded to Director of Industries and Commerce, Punjab for information please.

Deputy Secretary to Government of Punjab
Department of Housing and Urban Development.

CC:-

PA/S.H.U.D for the information of Worthy Secretary, Housing and Urban Development, Punjab.