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DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

The Chief Town Planner,
Punjab, Chandigarh

To

M/S Unitech Ltd.,
Sector-17, Chandigarh.

Memo No. 6506
Dt. Chandigarh the 6/8/08

CTP(PB) SP-432(R)

Subject: Permission for Change of landuse for residential mega project falling in sector 97, 106 & 107 of SAS Nagar.

Ref: Your request for change of land use No. UL/MHP/08/ dt. 31.7.2008

2. Your application for change of land for 66.04 Acre land at Mohali for residential purposes located in village Bhago Majra, Raipur Kalan, Sambhalki and Mank Majra distt. Mohali has been considered at the Government level and approved in principle. The formal permission for change of land use for an area measuring 60.04 acre is issued. However the permission for an area of 6.00 Acres proposed for acquisition shall be issued separately after the acquisition. The detail of area is enclosed in Annexure 'A'.


The permission to use the said land for residential purposes is hereby given with the approval of the Government on the following terms and conditions.

- i) The change of land use shall be in the hands of M/S Unitech Ltd. Sector-17, Chandigarh and the promoter shall deposit the C.U.E.D.C./Licence/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department from time to time.
- ii) Promoter shall plan and develop the land as per the uses proposed in the master plan.
- iii) Promoter shall not object the acquisition of land for sector/Master Plan roads passing through the site.
- iv) Promoter shall develop the site after taking licence exemption under section 44 of PAPRA, 1995 from the Competent authority.
- v) Promoter shall be responsible for litigation if any regarding land owners in any court of law.
- vi) Promoter shall not undertake any development work until building plans are approved by the Competent Authority.
- vii) Through revenue ristas passing through the site shall be kept unobstructed.
- viii) 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.
- ix) Promoter shall ensure the minimum distance from the nearby residential area, if any, as prescribed by PPCB, Deptt. of Environment or other Authority in this regard.
- x) 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.
- xi) This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
- xii) Building plans of the entire project shall be got approved from the Competent Authority.
- xiii) Promoter shall obtain NOC from the Forest Deptt., Government of India under Forest Act, 1980 before undertaking development at site.
- xiv) Promoter shall make provision of rain water harvesting within the project area at its own cost.
- xv) Promoter shall take permission under section 15 of the Punjab Regional and Town Planning and Development Act, 1995 to derive approach from scheduled road from the Competent Authority and shall maintain 30 mts. no construction zone along the scheduled road and leave 55ft. area for widening of Khazari-Banur road.

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
- xvii) Promoter shall obtain any other permission required under any other act at his level.
- xviii) That the promoter would ensure the compliance of all provisions of agreement executed with Department of Housing and Urban Development dated 26 May, 2006 and all provisions of Punjab Regional and Town Planning and Development, (Amendment) Act, 2006.
- xix) The promoter would abide by the instructions issued by the State Govt. or its any agency from time to time especially under the New Punjab Capital Periphery Control Act, 1952 and New Periphery Policy recently approved by the State Government.
- xx) He would not undertake any development work in the colony until final layout plan is approved by the competent authority and notification u/s 44 of PAPR Act, 1995 is issued. Chief Town Planner, Punjab/Nodal Agency would ensure before passing the final layout plan of the proposed project that the site of the promoter is compact and contiguous.
- xxi) The promoter shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of the Ministry of Environment and Forest, Government of India before starting the development works of the colony.
- xxii) The promoter would not launch booking of plots and issue any advertisement in this regard until the final approval is obtained from the Competent Authority.
- xxiii) The Nodal Agency/CTP would ensure that used of land use in the proposed project are in consonance with the uses defined in the Outline Master Plan.
- xxiv) He would start development works only after taking demarcation level from GMADA.
- xxv) 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.

The receipt of demand draft No. 679030 dated 30.7.2008 amounting to Rs. 3,30,86,040/- (Rupees Three crore, thirty lac, eighty six thousand and forty only) on account of change of land use charges is acknowledged. However the actual charges shall be worked out on the basis of approved layout plan and the balance shall be payable.


Chief Town Planner,
Punjab, Chandigarh.

Endst.No. CTP(PbY) dt. Chandigarh, the

- Copy is forwarded to the following for information and necessary action:
- 1) Chief Administrator, GMADA, SAS Nagar.
 - 2) Chairman Punjab Pollution Control Board, Patiala
 - 3) Chief Conservator of Forests, Punjab, Chandigarh.
 - 4) Senior Town Planner, Mohali
 - 5) District Town Planner, Mohali.


Chief Town Planner,
Punjab, Chandigarh