

A proposal seeking prior approval of Central Government under the Forest (Conservation) Act, 1980, as per the details given below, has been examined by the District Officer, Forest (Conservation) Act, 1980, Government of Punjab and has been found to be complete in all respect.

1. **Proposal No.** : FP/PB/Approach/155561/2022
2. **Proposal Name** : Private Property "M/s AV Real Estate" at Village Khaspur, Tehsil Banur, District - SAS Nagar.
3. **Category of the Proposal** : Approach Access
4. **Date of Submission** : 19/05/2022
5. **Name of the Applicant with Contact Details**

Name : Vijay
Mobile No. : 9501882020
State : Haryana
District : Panchkula
Pincode : 134118

6. **Area Applied (ha.)** : 0.375

The User Agency has been advised to submit hard copy of the proposal to the office of each Concerned Divisional Forest officer and the District Collectors.

After receiving the hard copy of proposal all concerned DFOs and DCs are requested to issue an acknowledgement slip as per the format given below.

(System Administrator)

Acknowledgement Slip

This is to certify that hard copy of the proposal seeking prior approval of Central Government under the Forest (Conservation) Act 1980, as per details given below, along with all necessary enclosures has been received in the Office of the Punjab on 19/05/2022.

1. **Proposal No.** : FP/PB/Approach/155561/2022
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Mobile No. : 9501882020
State : Haryana
District : Panchkula
Pincode : 134118

6. **Area Applied (ha.)** : 0.375

(System Administrator)
Divisional Forest Officer
S.A.S. Nagar

ਸੇਵਾ ਵਿਖੇ

50
7/18/22

ਵਣ ਮੰਡਲ ਅਫਸਰ,
ਐਸ.ਏ.ਐਸ ਨਗਰ (ਮੋਹਾਲੀ)।

ਵਿਸ਼ਾ: Diversion of 0.3750 Ha. of Forest Land for an approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

ਸ਼੍ਰੀ ਮਾਨ ਜੀ,

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸੰਬੰਧ ਵਿੱਚ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਸਾਡੇ ਵੱਲੋਂ ਪਰਿਆਵਰਣ ਅਤੇ ਵਣ ਮੰਤਰਾਲਾ ਭਾਰਤ ਸਰਕਾਰ ਪਾਸੋਂ Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) ਲਈ ਵਣ ਰਕਬੇ ਵਿੱਚੋਂ ਅਪਰੋਚ ਰੋਡ ਦੀ ਪ੍ਰਵਾਨਗੀ ਲੈਣ ਲਈ ਮਿਤੀ 19/05/2022 ਨੂੰ ਆਨਲਾਈਨ ਅਪਲਾਈ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ। ਜਿਸ ਦਾ ਪ੍ਰੋਜੈਕਟ ਨੰ: FP/PB/Approach/155561/2022 ਹੈ। Acknowledgement Slip ਸਮੇਤ ਤਜਵੀਜ਼ ਦੇ ਪੜਤਾਂ ਵਿੱਚ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਆਪਜੀ ਨੂੰ ਭੇਜ ਕੇ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਕੇਸ ਸਬੰਧੀ ਅਗਲੀ ਕਾਰਵਾਈ ਕਰਨ ਦੀ ਮੇਹਰਬਾਨੀ ਕੀਤੀ ਜਾਵੇ ਜੀ।

For AV REAL ESTATE

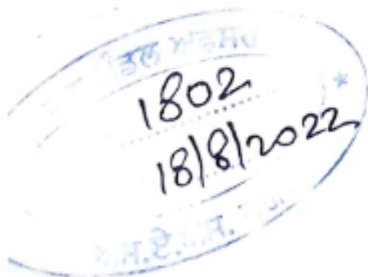
Authorized Signatory

ਆਪ ਜੀ ਦਾ ਵਿਸ਼ਵਾਸ ਪਾਤਰ,

Private Property "M/s AV Real Estate"
Village Khaspur,
Ch. 26.693 (LHS) on NH-205-A,
Tehsil Banur, District - SAS Nagar.

Dated:- 16/08/2022

Contact No- 7973450910
9876616544



1

**Full Title of the
Proposal**

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

**Acknowledgement
Key at Division
level**


Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt. (Division FCA register) 198 Date .03.04.2023

APPLICATION MONITORING STATEMENT

Subject: Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Complete documents submitted by Sh. Vijay Kumar Sharma, Manager M/s AV Real Estate Village Khaspur Tehsil Banur, Distt. S.A.S. Nagar to DFO-S.A.S Nagar on dated for comments	19-05-2022
Site inspected by Officer/Officials of Forest Department on dated	18-01-2023
Proposal forwarded by DFO-SAS Nagar to Nodal Officer (FCA) and Conservator of Forests	10-04-2023

Place: S A.S Nagar
Date: 03.04.2023..


(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar

Full Title of the
Proposal

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Acknowledgement
Key at Division
level

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date 02.04.2023


APPLICATION MONITORING STATEMENT

Subject: Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

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Site inspected by Officer/Officials of Forest Department on dated	18-01-2023
Proposal forwarded by DFO-SAS Nagar to Nodal Officer (FCA) and Conservator of Forests	

Place: S A.S Nagar

Date 02.04.2023


(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar

FORM - A

for seeking prior approval of Central Government under section 2 of the Forest(Conservation) Act, 1980 for
Diversion of fresh forest area

PART - I

(To be filled up by User Agency)

A. General Details

A-1. Project Details

(i). Proposal No. : FP/PB/Approach/155561/2022

(ii). Name of Project for which Forest Land is required : Private Property "M/s AV Real Estate" at Village Khaspur, Tehsil Banur, District - SAS Nagar.

(iii). Short narrative of the proposal and Project/scheme for which the forest land is required :
Diversion of 0.3750 Ha. of Forest Land for an approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

(iv). State : Punjab

(v). Category of the Proposal : Approach Access

(vi). Shape of forest land proposed to be diverted : Linear

(vii). Estimated cost of the Project(Rupees in lacs) : 1713

(viii). Area of forest land proposed for diversion(In ha.): 0.375

(ix). Non-forest land required for this project(In ha.): 1.682

(x). Total period for which the forest land is proposed to be diverted(In years) : 10

A-2. Details of User Agency

(i). Name : AV REAL ESTATE

(ii). Address1 : AV Real Estate, SCO 31, Sector 26 C, Chandigarh

(iii). Address2 : NIL

(iv). State : Chandigarh

(v). District : Chandigarh

(vi). Pin : 160019

AV REAL ESTATE
Authorised Signatory

Divisional Forest Officer
S.A.S. Nagar

(vii). Landmark : NIL

(viii). Email address : avrealestate2363@gmail.com

(ix). Landline Telephone No. : 0--

(x). Fax No. : 0-

(xi). Mobile No. : 9501882020

(xii). Website (if any) : NIL

(xiii). Legal status of User Agency : Private

A-3. Details of Person Making Application

(i). First Name: Vijay

(ii). Middle Name: Kumar

(iii). Last Name: Sharma

(iv). Gender: NIL

(v). Designation: Manager

(vi). Address 1: Vijay Kumar Sharma S/O Sh. Suresh Paul Sharma, H.No. 224, V.P.O. Barwala, Distt. Panchkula

(vii). Address 2: NIL

(viii). State: Haryana

(ix). District: Panchkula

(x). Tehsil: NIL

(xi). Pin: 134118

(xii). Landmark: NIL

(xiii). Email Address: avrealestate2363@gmail.com

(xiv). Landline Telephone No.: 0-


(xv). Fax No.: NIL

(xvi). Mobile No.: 9501882020

For AV REAL ESTATE
Authorized Signatory

Divisional Forest Officer
S.A.S. Nagar

53	26-27	17	Mulbery	122	110		
54	26-27	18	Mulbery	140	11A	1.10	Green Standing

(xvii). Copy of documents in support of the competence/authority of the person making this application to make application on behalf of the User Agency: 

B. Details of land required for the Project

B-1. Details of proposal seeking prior approval of Central Government under the Act for diversion of forest land for the Project already submitted in the past

List of proposal submitted in Past							
S.no	Proposal Status.	Proposal No.	Moef File No.	Area Proposed for Diversion(Ha.)	Area Diverted(Ha.)	Date of In-Principle Approval	Date of Final Approval
NIL							

B-2. Details of forest land proposed to be diverted

B-2.1 Details of Divisions involved

Details of Divisions involved			
S.no	Division Name	Forest Land(ha.)	Non-Forest Land(ha.)
1.	SAS Nagar	0.375	1.682
Total		0.375	1.682

B-2.2 Details of Districts involved

District wise breakup			
S.no	District Name	Forest Land(ha.)	Non-Forest Land(ha.)
1.	SAS Nagar	0.375	1.682
Total		0.375	1.682

B-2.3 Village wise breakup

Villages wise breakup			
S.no	Village	Forest Land(ha.)	Non-Forest Land(ha.)
1	Khaspur	0.375	1.682
Total		0.375	1.682

B-2.4 Component wise breakup

Component wise breakup			
S.no	Component	Forest Land(ha.)	Non-Forest Land(ha.)
1	Area of F	0.0024	0
2	Plot Area	0	1.682
3	Area of A	0.008963	0
4	Area of B	0.021587	0
5	Area of C	0.2953	0
6	Area of D	0.0385	0

For AV REAL ESTATE

Authorized Signatory

Divisional Forest Officer
S.A.S. Nagar

7	Area of E	0.00825	0
Total		0.375	1.682

C. Maps of forest land proposed to be diverted

Division 1. : SAS Nagar		
<p>(i). Area of forest land proposed to be diverted(In ha.) : 0.375</p> <p>(ii). Nature of the Project: Linear</p> <p>(b). No. of Segments : One</p>		
Segment wise details		
Segments	Segment Area(In ha.)	Kml File of Segments <small>(To view KML file on google the same may be downloaded and then open if in google earth install in your computer).</small>
1.	0.375	View File
<p>(iii). Copy of Survey of India Toposheet indicating boundary of forest land proposed to be diverted: </p> <p>(iv). Scanned copy of the Geo-referenced map of the forest land proposed to be diverted prepared by using GPS or Total Station: </p>		

D. Justification for locating the Project in forest land and details of alternatives examined:

- (i). Copy of note containing justification for locating the Project in forest land:
- (ii). Whether a copy of map indicating location of alternative examine is required to be provided:
Yes
- (a). Copy of map Indicating location of alternative examined:

E. Employment likely to be generated

- (i). Whether the Project is likely to generate employment?: Yes
- (ii). Permanent/Regular Employment(Number of persons): 100
- (iii). Temporary Employment(Number of person-days): 0

F. Displacement of People due to the Project, if any

- (i). Whether Project involves displacement?: No

G. Details of Cost-Benefit analysis for the Project

For AV REAL ESTATE

Authorised Signatory

Divisional Forest Officer
S.A.S. Nagar

(i). Whether the Project requires Cost-Benefit analysis?: No

H. Status of Environmental Clearance

(i). Whether the Project requires Clearance under the Environment (Protection) Act 1986 ? : No

I. Status of Wildlife Clearance

(i). Whether the Project or a part thereof is located in any Protected Area or their Eco sensitive zone? : No

J. Applicability of special provisions governing Scheduled Areas

(i). Whether the Project or a part thereof is located in a Scheduled Area? : No

K. Status of settlement of rights under the Forest Rights Act, 2006 on the forest land proposed to be diverted

(i). Whether the process for settlement of Rights under the Forest Rights Acts 2006 on the forest land proposed to be diverted has been completed? : No











L. Details of land identified for Compensatory Afforestation



























(i). Whether non-forest or Revenue forest land is required to be provided by User Agency?: Not Applicable

(ii). Whether the area of non-forest land or Revenue forest land required to be provided by User Agency for raising Compensatory Afforestation is less than area of forest land proposed to be diverted ? : Not Applicable

(iii) . Reason for not providing Non-Forest Land: Not Applicable

Additional information Details

Documents		
S.No	Documents	Remarks
1		Power of Attorney
2		Approved Map
3		GEO REFERENCE Map For AV REAL ESTATE Justification
4		Affidavit Authorised Signatory
5		Annexure A
6		Application
7		Approved Layout Plan With Area Calculation
8		Certificate Divisional Officer
9		CLU NOC S.A.S. Nagar
10		

11		Detail Note on the Project
12		Detail of Non Forest Area
13		Form A
14		Jamabandi English
15		Jamabandi Punjabi
16		Justification Environment Clearance
17		Justification
18		Minimum Use of Forest Land
19		NHAI NOC
20		Partner Ship Deed
21		PPCB NOC
22		Topo Sheet
23		Undertaking Forest Right Act 2006
24		Undertaking Non Forest Land For Parking
25		Undertaking Non Forest Land Under FCA 1980
26		Undertaking Payment of Additional Amount of NPV of Forest Area
27		Undertaking Payment of Additional Cost of Compensatory Afforestation
28		Undertaking Payment of Cost of Compensatory Afforestation
29		Undertaking Payment of Cost of Reserve Prices of trees
30		Undertaking Payment of NPV of Forest Area
31		Undertaking Payment of PENAL Cost of Compensatory Afforestation
32		Undertaking Payment of PENAL NPV of Forest Area
33		Undertaking Regarding User Agency Type
34		IRC Guideline Document
35		NHAI Guidelines
36		Reply of Objection 18.07.2022

Authorised Signatory

Print

Divisional Forest Officer
S.A.S. Nagar

Full Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepia Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No.: _____

Date of Proposal: _____

FORM - 'A'

Form for seeking prior approval under section 2 of the proposals by the State Governments and other authorities.

PART-I

(To be filled up by user agency)

1	Project details:-	
(i)	Short narrative of the proposal and project / scheme for which the forestland is required.	Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepia Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). Non Forest Area is. 1.6820 Ha.
(ii)	Map showing the required forest land, boundary of Adjoining forest on a 1:50,000 scale map	Attached
(iii)	Cost of the project.	Approx Rs. 17 Crore 13 Lakh
(iv)	Justification for locating the project in the forest are	There is no other alternative for Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepia Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).
(v)	Cost-benefit analysis (to be enclosed)	NA
(vi)	Employment likely to be generated	Approx 100 Person
2	Purpose-wise break-up of the total land required:	FOREST AREA REQUIRED FOR APPROACHES TOTAL APPROACH AREA = A + B + C + D + E + F AREA OF A = $\frac{1}{2}(30.75 \times 5.83) = 89.63 \text{ SQM}$ AREA OF B = $39.25 \times 5.50 = 215.87 \text{ SQM}$ AREA OF C = $536.94 \times 5.50 = 2953.17 \text{ SQM}$ AREA OF D = $70.00 \times 5.50 = 385.00 \text{ SQM}$ AREA OF E = $\frac{1}{2} \times 30.00 \times 5.50 = 82.50 \text{ SQM}$ AREA OF F (GATE) = $12.00 \times 2.00 = 24.00 \text{ SQM}$ TOTAL APPROACH AREA = 3750.17 SQM Area in Hectare = 0.3750 Ha.
3	Details of displacement of people due to the project, if any	NA
(i)	Number of families.	NA
(ii)	Number of Scheduled Castes / Scheduled tribe families	NA
(iii)	Rehabilitation plan (to be enclosed)	NA
4	Whether clearance under Environment (Protection) Act, 1986 required? (Yes/No).	NA
5	Undertaking of bear the cost of raising and maintenance of compensatory afforestation and/or penal compensatory afforestation as well as cost for protection and regeneration of Safety Zone, etc. as per the scheme prepared by the State Government (undertaking to be enclosed)	Attached
6	Details of Certificate/ documents enclosed as required under the Instructions	1. Check Lists 2. Layout Plan 3. Toposheet For AV REAL ESTATE

Place: _____

Date: _____

Serial no of proposal _____

Be filled up by the (Nodal Officer with date of receipt)

Name & Address:

Private Property "M/s AV Real Estate" Signatory

Village Khaspur, Ch. 26.693 (LHS),

Tehsil Banur, District - SAS Nagar.

Contact No.

Email Address:- _____

Divisional Forest Officer
S.A.S. Nagar

Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of Proposal: _____

Annexure - A

Breakup of Total Land Required for the Project

Sr. No.	Name of strip	Forest Area (Ha.)	Non-Forest Area			Total Forest Area (Ha.)	Trees to be felled	No. of Small Plants	No. of Under Size Poles
			Length (Mt.)	width (Mt.)	Area (Ha.)				
1	For Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).	<p>FOREST AREA REQUIRED FOR APPROACHES</p> <p>TOTAL APPROACH AREA = A + B + C + D + E + F</p> <p>AREA OF A = $\frac{1}{2}(30.75 \times 5.83) = 89.63 \text{ SQM}$</p> <p>AREA OF B = $39.25 \times 5.50 = 215.87 \text{ SQM}$</p> <p>AREA OF C = $536.94 \times 5.50 = 2953.17 \text{ SQM}$</p> <p>AREA OF D = $70.00 \times 5.50 = 385.00 \text{ SQM}$</p> <p>AREA OF E = $\frac{1}{2} \times 30.00 \times 5.50 = 82.50 \text{ SQM}$</p> <p>AREA OF F (GATE) = $12.00 \times 2.00 = 24.00 \text{ SQM}$</p> <p>TOTAL APPROACH AREA = 3750.17 SQM</p> <p>Area in Hectare = 0.3750 Ha.</p>			1.6820 Ha.	0.3750 Ha.	54 trees affected	0	0
Total					1.6820 Ha.	0.3750 Ha.			

For AV REAL ESTATE

Signature of User Agency
Office Seal

Place: _____

Date: _____

Divisional Forest Officer
S.A.S. Nagar

Full Title of the
Proposal

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Acknowledgement
Key at Division
level

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date 03.04.2023

PART- II

(TO BE FILLED BY CONCERNED DEPUTY CONSERVATOR OF FORESTS)

7.	LOCATION OF THE PROJECT/SCHEME:	Detail as under																																																																																
(i)	State/Union/Territory	Punjab																																																																																
(ii)	District	S.A.S Nagar																																																																																
(iii)	Forest Division	S.A.S Nagar																																																																																
(iv)	Area of forest land proposed for diversion (in ha.)	0.3750 Ha.																																																																																
(v)	Legal status of forest	Protected Forest																																																																																
(vi)	Density of vegetation	-																																																																																
(vii)	Species-wise (Scientific Names) and diameter class wise enumeration of trees to be enclosed. In case of irrigation/hydel projects, enumeration at FRL, FRL-2 meter & FRL-4 meter also to be enclosed.	<p>54 trees are required to be cut in this proposal.</p> <table border="1"><thead><tr><th>SPECIE S</th><th>V</th><th>IV</th><th>III</th><th>IIA</th><th>IIB</th><th>IA</th><th>IB</th><th>To tal</th><th>Volu me</th></tr></thead><tbody><tr><td>Shisham</td><td>6</td><td>21</td><td>2</td><td>3</td><td>0</td><td>0</td><td>0</td><td>32</td><td>7.85</td></tr><tr><td>Mulbary</td><td>0</td><td>0</td><td>7</td><td>7</td><td>1</td><td>0</td><td>0</td><td>15</td><td>13.55</td></tr><tr><td>Kikar</td><td>0</td><td>2</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td>4</td><td>1.95</td></tr><tr><td>Drek</td><td>0</td><td>0</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td><td>1</td><td>1.10</td></tr><tr><td>Verma Neem</td><td>0</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>1</td><td>0.55</td></tr><tr><td>Arjan</td><td>0</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td><td>1</td><td>0.55</td></tr><tr><td>Total</td><td>6</td><td>23</td><td>12</td><td>12</td><td>1</td><td>0</td><td>0</td><td>54</td><td>25.55</td></tr></tbody></table>	SPECIE S	V	IV	III	IIA	IIB	IA	IB	To tal	Volu me	Shisham	6	21	2	3	0	0	0	32	7.85	Mulbary	0	0	7	7	1	0	0	15	13.55	Kikar	0	2	1	1	0	0	0	4	1.95	Drek	0	0	0	1	0	0	0	1	1.10	Verma Neem	0	0	1	0	0	0	0	1	0.55	Arjan	0	0	1	0	0	0	0	1	0.55	Total	6	23	12	12	1	0	0	54	25.55
SPECIE S	V	IV	III	IIA	IIB	IA	IB	To tal	Volu me																																																																									
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Total	6	23	12	12	1	0	0	54	25.55																																																																									
(viii)	Brief note on vulnerability of the forest area to erosion.	The passage shall not make the forest area vulnerable to erosion.																																																																																
(ix)	Approximate distance of proposed site for diversion from boundary of forest.	Adjoining with road strip forest land.																																																																																
(x)	Whether forms part of national park, wildlife sanctuary, biosphere reserve, Tiger reserve, elephant corridor, etc. (if so, the details of the area, and comments of the Chief Wildlife Warden to be annexed.)	No																																																																																
(xi)	Whether any rare/endangered/unique species of flora and fauna found in the are. If so details thereof.	No																																																																																
(xii)	Whether any protected archaeological/ heritage site/defense establishment or any other important monument is located in the area, If so, the details thereof with NOC from competent authority.	No																																																																																
8.	Whether the requirement of forest land as proposed by the user agency in col. 2 of Part-I is unavoidable and barest minimum for the project. If no, recommended are item-wise with details of alternatives examined.	Yes																																																																																
9.	Whether any work in violation of various Forest Acts has been carried out (Yes/No). If yes, details of the same including period of work done in violation is still in progress.	No																																																																																

Divisional Forest Officer
S.A.S. Nagar

Full Title of the Proposal

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Acknowledgement**Key at Division level**

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt. (Division FCA register) 198 Date 03.04.2023

10.	Details of Compensatory afforestation scheme: (i) Details of non-forest are/degraded forest area identified for compensatory afforestation, its distance from adjoining forest, number of patches, size of each patch. (ii) Map showing non forest/degraded forest area identified for compensatory afforestation and adjoining forest boundaries. (iii) Detailed compensatory afforest-action scheme including species to be planted, implementing agency, time schedule, cost structure etc. (iv) Total financial out for compensatory afforestation scheme. (v) Certificate from competent authority regarding suitability of is identified for compensatory afforestation, for afforestation and from management point of view (to be signed by an officer not below the rank of Deputy Conservator of forests).	Attached Attached Attached C.A 5,47,378.00 N.P.V. 4,60,721.00 Entry Point 54,738.00 Attached
11.	Site inspection report of the DCF (to be enclosed) especially highlighting facts asked in col. 7 (xi, xii), 8 and 9 above.	Attached
12.	Division/ district Profile: (i) Geographical area of the district. (ii) Forest area of the district. (iii) Total forest area diverted since 1980 with number of cases. (iv) Total compensatory afforestation Stipulated in the district/division since 1980 on	1092.64 sq. kms 2355.07 Ha. 232 Cases & Area diverted 353.449 ha. 757.138
(a)	Forest land including penal compensatory afforestation.	681.510
(b)	Non forest land.	34.221
(V)	Progress of compensatory afforestation as on (date) 31.08.2022	31.12.2022
(a)	Forest land.	683.637 Ha.
(b)	Non-forest land.	-
13.	Specific recommendations of the DCF for acceptance or otherwise of the proposal with reasons.	Recommended for approval

Place: S.A.S Nagar
Date. 03.04.2023.

(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar.

Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of Proposal: _____

CHECK LIST SERIAL NUMBER.03

DETAILED NOTE ON THE PROJECT

Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) the Land measuring is 1.6820 Ha. Falling in the revenue estate of Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). Total cost of this project is 17 Crore 13 Lakh approximately.

Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). In an area of 0.3750 Ha. to need entry & exit at places.

Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) will generate employment near about 100 people to be benefited.

Place:

Date : _____

For AV REAL ESTATE

Authorized Signatory
Signature of User Agency
Office Seal

Divisional Forest Officer
S.A.S. Nagar

Title of the project:- Diversion of 0.3750 Ha. of Forest Land for approach access road Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of Proposal: _____

CHECK LIST SERTAL NUMBER-07
STATEMENT SHOWING DETAILS OF NON FOREST AREA

INVOLVED IN THE PROPOSAL

Sr. no	District	Division	Range/ Tehsil/ Village	Khasra/ Survey or Compartment Number of Km. Stone	Non Forest Area involved in the proposal (Ha.)	Present land Use	Remarks
1	2	3	4	5	6	7	8
	SAS Nagar	SAS Nagar (Mohali)	Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar- Banur-Tepla Section), Tehsil Banur,	Khasra No. 21 23 24 667/22 615/20	<u>1.6820</u> <u>Ha.</u>	Agriculture land	Nil


For AV REAL ESTATE

Authorised Signatory

Signature of User Agency
Office Seal

Place :

Date: _____


Divisional Forest Officer
S.A.S. Nagar

Full Title of the
Proposal

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Acknowledgement
Key at Division
level

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date .02-04-2023

CHECK LIST SERIAL NUMBER: 07

STATEMENT SHOWING DETAILS OF FOREST AREA PROPOSED FOR DIVERSION

Sr. No.	District	Division	Range / Tehsil/ Village	Khasra / Survey or Compartment Number or KM. Stone	Forest Area proposed for Diversion (Ha.)	Legal status of Forest Area	Remarks
1	2	3	4	5	6	7	8
1	S.A.S Nagar	S.A.S Nagar	Derabassi/ Banur / Khaspur	H.B. No.231, Khasra nos. 21, 23, 24, 667/22, 615/20 on Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section)	0.3750 ha.	Protected strip Forest Land	-
Total					0.3750 Ha.		

Place: S.A.S Nagar
Date.02-04-2023

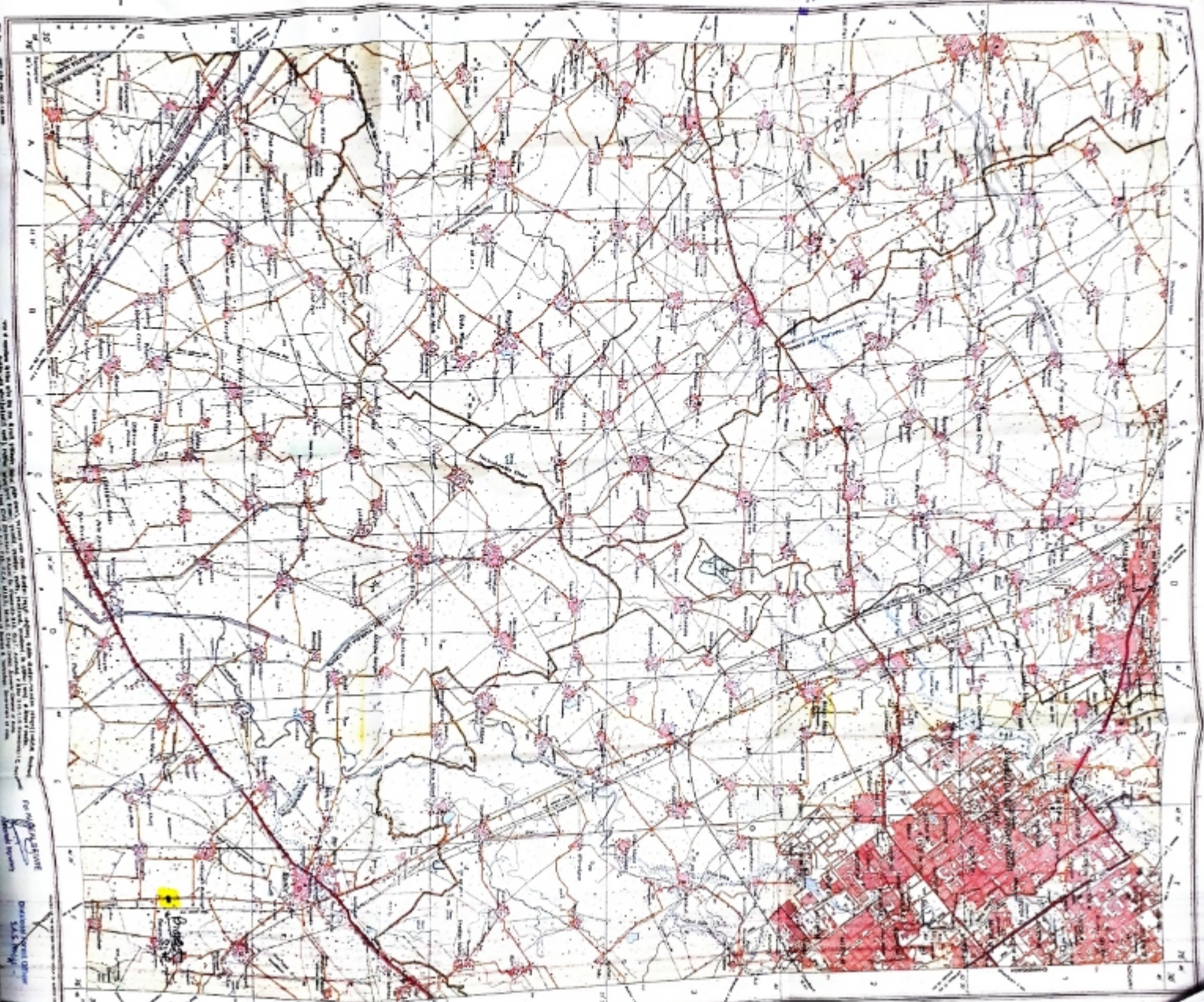
(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar

OPEN SERIES
MAP
No. H43K10
Scale 1:50,000

Survey of India
No. 580

CONTINUOUS SYMBOLS

1. 1000 ft. contour interval	2. 500 ft. contour interval	3. 200 ft. contour interval	4. 100 ft. contour interval
5. 50 ft. contour interval	6. 25 ft. contour interval	7. 10 ft. contour interval	8. 5 ft. contour interval
9. 2 ft. contour interval	10. 1 ft. contour interval	11. 0.5 ft. contour interval	12. 0.25 ft. contour interval
13. 0.125 ft. contour interval	14. 0.0625 ft. contour interval	15. 0.03125 ft. contour interval	16. 0.015625 ft. contour interval
17. 0.0078125 ft. contour interval	18. 0.00390625 ft. contour interval	19. 0.001953125 ft. contour interval	20. 0.0009765625 ft. contour interval
21. 0.00048828125 ft. contour interval	22. 0.000244140625 ft. contour interval	23. 0.0001220703125 ft. contour interval	24. 0.00006103515625 ft. contour interval
25. 0.000030517578125 ft. contour interval	26. 0.0000152587890625 ft. contour interval	27. 0.00000762939453125 ft. contour interval	28. 0.000003814697265625 ft. contour interval
29. 0.0000019073486328125 ft. contour interval	30. 0.00000095367431640625 ft. contour interval	31. 0.000000476837158203125 ft. contour interval	32. 0.0000002384185791015625 ft. contour interval
33. 0.00000011920928955078125 ft. contour interval	34. 0.000000059604644775390625 ft. contour interval	35. 0.0000000298023223876953125 ft. contour interval	36. 0.00000001490116119384765625 ft. contour interval
37. 0.000000007450580596923828125 ft. contour interval	38. 0.0000000037252902984619140625 ft. contour interval	39. 0.00000000186264514923095703125 ft. contour interval	40. 0.000000000931322574615478515625 ft. contour interval
41. 0.0000000004656612873077392578125 ft. contour interval	42. 0.00000000023283064365386962890625 ft. contour interval	43. 0.000000000116415321826934814453125 ft. contour interval	44. 0.0000000000582076609134674071875 ft. contour interval
45. 0.00000000002910383045673370359375 ft. contour interval	46. 0.000000000014551915228366851796875 ft. contour interval	47. 0.0000000000072759576141834258984375 ft. contour interval	48. 0.00000000000363797880709171294921875 ft. contour interval
49. 0.000000000001818989403545856474609375 ft. contour interval	50. 0.0000000000009094947017729282373046875 ft. contour interval	51. 0.00000000000045474735088646411865234375 ft. contour interval	52. 0.000000000000227373675443232059326171875 ft. contour interval
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57. 0.00000000000000710542735760100185394287109375 ft. contour interval	58. 0.000000000000003552713678800500926971435546875 ft. contour interval	59. 0.0000000000000017763568394002504634857177734375 ft. contour interval	60. 0.0000000000000008881784197001252317428588890625 ft. contour interval
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65. 0.000000000000000027755575615628913491964340283203125 ft. contour interval	66. 0.0000000000000000138777878078144567459821701416015625 ft. contour interval	67. 0.00000000000000000693889390390722837299108507080078125 ft. contour interval	68. 0.000000000000000003469446951953614186495542535400390625 ft. contour interval
69. 0.0000000000000000017347234759768070932477712677001953125 ft. contour interval	70. 0.00000000000000000086736173798840354662388563385009765625 ft. contour interval	71. 0.000000000000000000433680868994201773311942816925048828125 ft. contour interval	72. 0.0000000000000000002168404344971008866559714084625244140625 ft. contour interval
73. 0.00000000000000000010842021724855044332798570423126220703125 ft. contour interval	74. 0.000000000000000000054210108624275221663992852115631103515625 ft. contour interval	75. 0.0000000000000000000271050543121376108319964260578155517578125 ft. contour interval	76. 0.000000000000000000013552527156068805415998213028907775890625 ft. contour interval
77. 0.0000000000000000000067762635780344027079991065144538889546875 ft. contour interval	78. 0.00000000000000000000338813178901720135399955325722694447734375 ft. contour interval	79. 0.000000000000000000001694065894508600676999776628613472238671875 ft. contour interval	80. 0.0000000000000000000008470329472543003384998883143067361193359375 ft. contour interval
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85. 0.000000000000000000000026469779601696885578121509822085503729248046875 ft. contour interval	86. 0.0000000000000000000000132348898008484427890607549110427518646240234375 ft. contour interval	87. 0.00000000000000000000000661744490042422139453037745552137593231201171875 ft. contour interval	88. 0.000000000000000000000003308722450212110697265188727760687966156005859375 ft. contour interval
89. 0.0000000000000000000000016543612251060553486325943638803439830780029296875 ft. contour interval	90. 0.00000000000000000000000082718061255302767431629718194017199154000146484375 ft. contour interval	91. 0.000000000000000000000000413590306276513837158148590970085995770000732421875 ft. contour interval	92. 0.0000000000000000000000002067951531382569185790742954850429978850003662109375 ft. contour interval
93. 0.00000000000000000000000010339757656912795928953714773752149894250018310546875 ft. contour interval	94. 0.000000000000000000000000051698788284563979644768573868760749471250091552734375 ft. contour interval	95. 0.0000000000000000000000000258493941422819898223842869343803747356250457763671875 ft. contour interval	96. 0.00000000000000000000000001292469707114099491119214346719018736781252388818359375 ft. contour interval
97. 0.0000000000000000000000000064623485355704974555960717335950936839061944089421875 ft. contour interval	98. 0.00000000000000000000000000323117426778524872779803586679775469195447220447109375 ft. contour interval	99. 0.00000000000000000000000000161558713389262436389901793339887734597723610223559375 ft. contour interval	100. 0.000000000000000000000000000807793566946312181949508966669438773588617560617796875 ft. contour interval



Projection - UTM
Scale - 1:50,000
Map No. H43K10
Sheet No. 10
Scale 1:50,000
Projection - UTM
Scale - 1:50,000
Map No. H43K10
Sheet No. 10
Scale 1:50,000
Projection - UTM
Scale - 1:50,000
Map No. H43K10
Sheet No. 10
Scale 1:50,000

BOUNDARY WALL DETAIL
SCALE:- 1:500

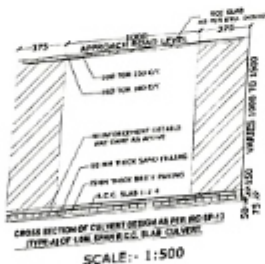
LOCATION PLAN AS PER DESIGN CH. (SCALE:- N.T.S.)

CROSS-SECTION OF ROAD AT X-X (SCALE:- N.T.S.)

DRAINAGE PLAN

LEGEND
OF TRAFFIC SIGNS/MARKING

- A- Private Property Ahead of 1KM & 500m.
- B- Private Property
- C- Private Property Ahead
- D- Give way
- E- One way
- F- No Entry
- G- Compulsory Direction Control
- H- No right turn
- I- No Left turn
- Q- Private Property board



SECTION OF ENTRY & EXIT
SCALE:- 1:500

M/s AV REAL ESTATE

SITE & LAYOUT PLAN FOR APPROACH ROAD TO
M/s AV REAL ESTATE AT KM. 26.693, L.H.S., NH-205A
AT VILLAGE KHASPUR, DISTT. S.A.S. NAGAR

CERTIFICATES / NOTES :-

- STORM WATER OF OUR BUILDING WILL NOT DISTURB THE R/W.
- 1.0 M WIDE GULLY CULVERT WILL BE PROVIDED BY US AT OUR OWN COST.
- LEVEL OF BUILDING WILL BE KEPT 300MM BELOW THE ROAD LEVEL.
- WE SHALL NOT DEGRADE ANY GAP IN VERGE IN FRONT OF BUILDING.
- WE WILL NOT CONSTRUCT ANY PULICA STRUCTURE WITH IN 30.0 M ON OUR LAND.
- THE NORTH INSTRUCTIONS SHALL NOT VIOLATED.
- CERTIFIED THAT ALL NORTH CONVECTIONS HAVE BEEN SPECIFIED.
- WE WILL PAY THE NECESSARY RENT FOR THE USE OF R/W LAND WHENEVER ASKED BY THE AUTHORITIES.

NOTES :-

- LOCAL MARKINGS SHALL BE DONE AS PER DIRECTIONS OF N.H.A. AUTHORITY AS PER IRC-67.
- ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.

TITLE :- SITE & LAYOUT PLANS

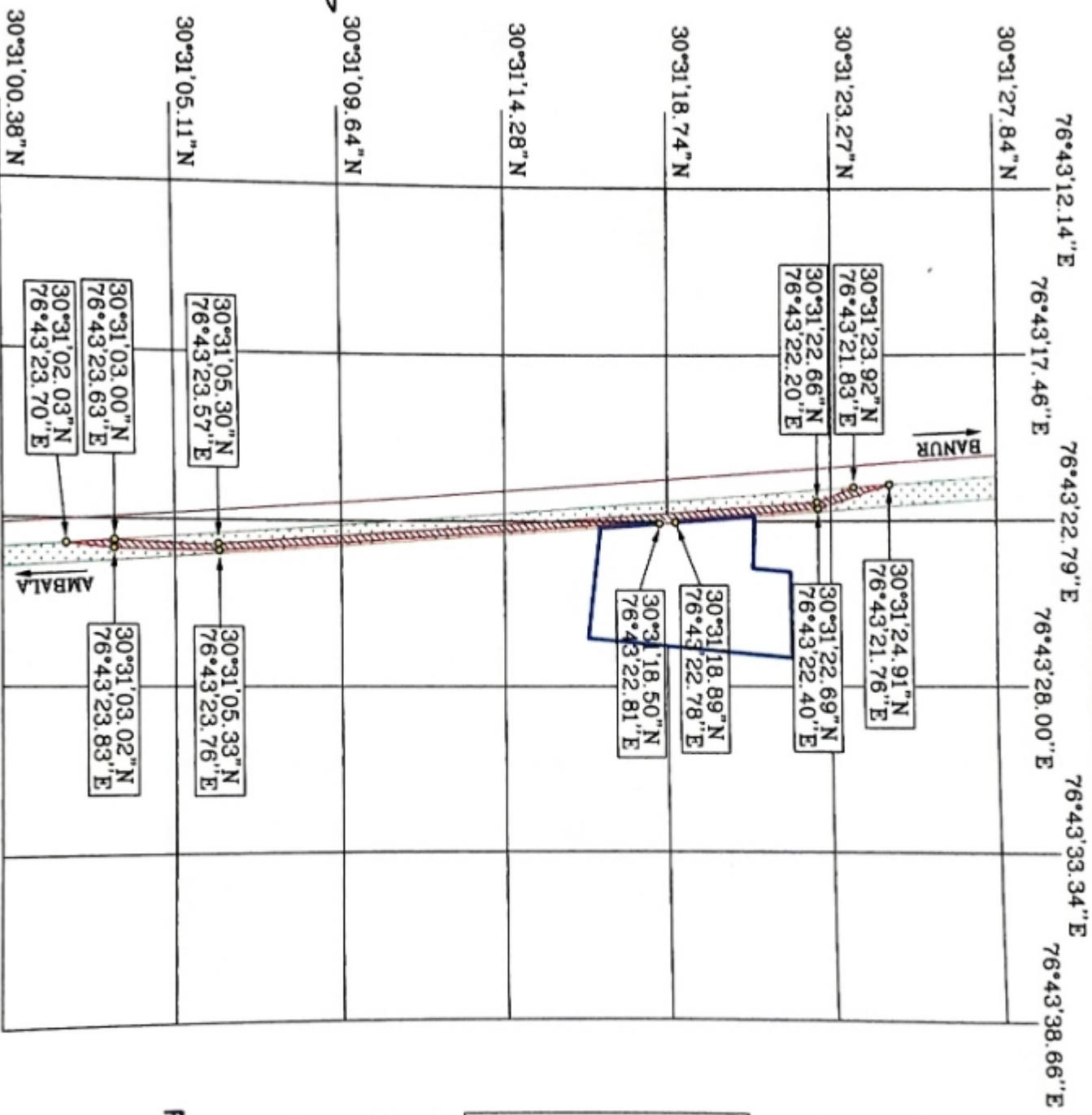
DATE :- OCTOBER 2021

APPROVED BY :-

APPLICANT :-

LAYOUT PLAN

GEO REFERENCE MAP SHOWING DIVERSION PL OF FOREST LAND FOR AV REAL ESTATE AT 26.693, LHS, ON NH - 205-A, AT VILL. KHASPUR, DISTT. S.A.S. NAGAR (PB).



LEGENDS

ROAD

FOREST LAND

DGPS POINTS

ENTRY/EXIT

(DIVERTED FOREST LAND)

For AV REAL ESTATE
 Authorized Signatory

Divisional Forest Officer
 S.A.S. Nagar

Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Teppla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____
Date of Proposal: _____

CHECK LIST SERIAL NUMBER-09

IUSTIFICATION FOR LOCATING THE PROJECT IN FOREST AREA

As the Forest Land in Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Teppla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). There is no other alternative but to use the forest land for approaches.

For AV REAL ESTATE
Authorized Signatory

**Signature of User Agency
Office Seal**

Place :

Date: _____

Divisional Forest Officer
S.A.S. Nagar

Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____
Date of Proposal: _____

CHECK LIST SERIAL NUMBER-10

CERTIFICATE FOR MINIMUM USE OF FOREST LAND

This is to certify that the forest area involved in the Proposal unavoidable and barest minimum forest area i.e. 0.3750 ha. Area is proposed diversion.

Place :

Date: _____

For AV REAL ESTATE

Authorized Signatory

**Signature of User Agency
Office Seal**

Divisional Forest Officer
S.A.S. Nagar

Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of Proposal: _____

CHECK LIST SERIAL NUMBER - 11

**UNDERTAKING FOR PAYMENT OF COST OF COMPENSATORY
AFFORESTATION**


I Mr. Vijay Kumar Sharma 'Authorized Signatory' of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). Hereby, undertake to pay the entire amount for compensatory afforestation in lieu of the forest area diverted for laying means of Forest Land in Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) as per prevailing wage rates at the time of plantation.

Place :

Date: _____

For AV REAL ESTATE


Authorised Signatory
Signature of User Agency
Office Seal


Divisional Forest Officer
S.A.S. Nagar

12720200
Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of Proposal: _____

CHECK LIST SERIAL NUMBER-12

UNDERTAKING FOR PAYMENT OF NET PRESENT VALUE OF FOREST AREA

I Mr. Vijay Kumar Sharma 'Authorized Signatory' of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) has applied for diversion of 3750.17 SQM or says 0.3750 ha. of forest area for the purpose of laying means of Forest Land in Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). I/We, hereby, undertake to pay the net present value (NPV) of the above forest land. I/we also hereby undertake to pay the additional amount of NPV, if so determined as per the decision of the Hon'ble Supreme Court.

For AV REAL ESTATE

Authorized Signatory
Signature of User Agency
Office Seal

Place :

Date: _____

Divisional Forest Officer
S.A.S. Nagar

Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of Proposal: _____

CHECK LIST SERIAL NUMBER'12-b

**UNDERTAKING FOR PAYMENT OF ADDITIONAL AMOUNT OF NET
PRESENT VALUE OF FOREST AREA**

It is to certify that I Mr. Vijay Kumar Sharma

'Authorized Signatory' of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) has applied for diversion of 3750.17 SQM or says 0.3750 ha. of forest area for the purpose of laying means of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). I hereby, undertake to pay the additional amount of Net Present Value (NPV), if so determined as per final decision of the Hon'ble Supreme Court of India.

For AV REAL ESTATE

Authorized Signatory

**Signature of User Agency
Office Seal**

Place :

Date: _____

Divisional Forest Officer
S.A. S. Nagar

Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____
Date of Proposal: _____

**UNDERTAKING FOR PAYMENT OF ADDITIONAL COST OF
COMPENSATORY AFFORESTATION**

I Mr. Vijay Kumar Sharma 'Authorized Signatory' of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). Hereby, undertake to pay the entire additional amount for compensatory afforestation in lieu of the forest area diverted for laying means of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) as per prevailing wage rates at the time of plantation.

For AV REAL ESTATE

Authorized Signatory

**Signature of User Agency
Office Seal**

Place:

Date: _____

Divisional Forest Officer
S.A.S. Nagar

of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road
ate Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A
rar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division
SAS Nagar (Mohali).

File No. : _____
Date of Proposal: _____

**UNDERTAKING FOR PAYMENT OF PENAL NET PRESENT VALUE OF
FOREST AREA**

It is to certified that I Mr. Vijay Kumar Sharma '**Authorized Signatory**' of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) has applied for diversion of 3750.17 Sq.mt or says 0.3750 ha. of forest area for the purpose of laying means of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). I hereby, undertake to pay the additional amount of PENAL Net Present Value (PNPV), if so determined as per final decision of the Hon'ble Supreme Court of India.

For AV REAL ESTATE

Authorised Signatory

Signature of User Agency

Office Seal

Place :

Date: _____

Divisional Forest Officer
S.A.S. Nagar

1/27/2023
Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of Proposal: _____

UNDERTAKING
REGARDING SCHEDULE TRIBES & OTHER TRADITIONAL FOREST DWELLERS
RECOGNITION OF FOREST RIGHT ACT 2006

It is to certify that I Mr. Vijay Kumar Sharma 'Authorized Signatory' of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) has applied for diversion of 3750.17 SQM or says 0.3750 ha. of forest area for the purpose of laying means of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26,693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). It is hereby undertake that before your final approval we will give you the necessary certificate regarding Scheduled tribes & other traditional forest dwellers Recognition of forest right act 2006, from the office of Deputy Commissioner, It is requested you to please issue us in principle approval for the proposed diverted area.

For AV REAL ESTATE

Authorised Signatory

Signature of User Agency

Office Seal

Place : _____

Date: _____

Divisional Forest Officer
S.A.S. Nagar

Object of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No:- _____

Date of Proposal:- _____

JUSTIFICATION ENVIRONMENT CLEARANCE

It is to certify that, I Mr. Vijay Kumar Sharma 'Authorized Signatory' have applied for diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

The NOC of Environment Clearance is not required as per Notification S.O. 1533 dated 14.09.2006 Ministry of Environment & Forest under Sub rule (3) of rule 5 of the environment Protection rule 1986 for the project.

For AV REAL ESTATE

Authorised Signatory

**Signature of User Agency
Office Seal**

Place :

Date: _____

Divisional Forest Officer
S.A.S. Nagar

Full Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No:- _____

Date of Proposal:- _____

**UNDERTAKING FOR PAYMENT OF COST OF
RESERVE PRICE OF TREES**

I Mr. Vijay Kumar Sharma 'Authorized Signatory' of Private Property "M/s AV Real Estate". Hereby, undertaking to pay the entire amount for reserve price of trees in lieu of the forest area diverted for Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

For AV REAL ESTATE

Authorized Signatory

**Signature of User Agency
Office Seal**

Place : _____

Date: _____

Divisional Forest Officer
S.A.S. Nagar

**Full Title of the
Proposal**

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

**Acknowledgement
Key at Division
level**


Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date ...03-04-2023

CHECK LIST SERIAL NUMBER: 15

SITE INSPECTION REPORT OF STANDING TREE ON FOREST AREA BY DFO

It is certified that the proposed area i.e. 0.3750 Ha. of forest land in favour of Sh. Vijay Kumar Sharma, Manager for approach access of M/s AV Real Estate at Village Khaspur, Ch.26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar has been personally inspected by the undersigned and 54 trees are required to be cut in this proposal. (Marking List Attached herewith)

Place: S.A.S Nagar
Date...03-04-2023


(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar.

Mapping list of Green Standing trees on Banur-Tepa road km 26-28 L/side
vide DFO Endst.No. 3641-42 dt. 23-08-2022.

S.No	Km	E.No	Spp.	Girth	Class	Vol.	Remarks
1	26-27	101	Shisham	65	IV	0.15	Green Standing
2	26-27	102	Shisham	82	IV	0.15	Green Standing
3	26-27	103	Shisham	55	V	0.05	Green Standing
4	26-27	104	Shisham	62	IV	0.15	Green Standing
5	26-27	0	Shisham	47	V	0.05	Green Standing
6	26-27	105	Shisham	68	IV	0.15	Green Standing
7	26-27	106	Shisham	80	IV	0.15	Green Standing
8	26-27	107	Shisham	98	III	0.55	Green Standing
9	26-27	0	Shisham	50	V	0.05	Green Standing
10	26-27	108	Shisham	106	III	0.55	Green Standing
11	26-27	109	Shisham	83	IV	0.15	Green Standing
12	26-27	110	Shisham	74	IV	0.15	Green Standing
13	26-27	112	Shisham	63	IV	0.15	Green Standing
14	26-27	113	Shisham	88	IV	0.15	Green Standing
15	26-27	115	Toot	105	III	0.55	Green Standing
16	26-27	116	Dek	136	IIA	1.10	Green Standing
17	26-27	114	Kikar	110	III	0.55	Green Standing
18	26-27	0	Shisham	40	V	0.05	Green Standing
19	26-27	117	Shisham	72	IV	0.15	Green Standing
20	26-27	118	Shisham	66	IV	0.15	Green Standing
21	26-27	119	Shisham	55	V	0.05	Green Standing
22	26-27	0	Shisham	46	V	0.05	Green Standing
23	26-27	120	Shisham	62	IV	0.15	Green Standing
24	26-27	121	Shisham	80	IV	0.15	Green Standing
25	26-27	122	Shisham	63	IV	0.15	Green Standing
26	26-27	123	Shisham	94	III	0.55	Green Standing
27	26-27	124	Shisham	80	IV	0.15	Green Standing
28	26-27	125	Shisham	82	IV	0.15	Green Standing
29	26-27	133	Toot	132	IIA	1.10	Green Standing
30	26-27	140	Barma Neem	106	III	0.55	Green Standing
31	26-27	0	Shisham	68	IV	0.15	Green Standing
32	26-27	141	Shisham	80	IV	0.15	Green Standing
33	26-27	145	Kikar	142	IIA	1.10	Green Standing
34	26-27	0	Kikar	72	IV	0.15	Green Standing
35	26-27	0	Kikar	68	IV	0.15	Green Standing
36	26-27	147	Shisham	62	IV	0.15	Green Standing
37	26-27	148	Shisham	145	IIA	1.10	Green Standing
38	26-27	149	Shisham	125	IIA	1.10	Green Standing
39	26-27	0	Shisham	60	IV	0.15	Green Standing
40	26-27	151	Mulbery	156	IIB	2.00	Green Standing
41	26-27	156	Shisham	84	IV	0.15	Green Standing
42	26-27	164	Shisham	132	IIA	1.10	Green Standing
43	26-27	0	Mulbery	148	IIA	1.10	Green Standing
44	26-27	2	Mulbery	92	III	0.55	Green Standing
45	26-27	5	Mulbery	143	IIA	1.10	Green Standing
46	26-27	0	Mulbery	118	III	0.55	Green Standing
47	26-27	7	Mulbery	101	III	0.55	Green Standing
48	26-27	8	Mulbery	130	IIA	1.10	Green Standing
49	26-27	9	Mulbery	95	III	0.55	Green Standing
50	26-27	10	Mulbery	105	III	0.55	Green Standing
51	26-27	11	Mulbery	90	III	0.55	Green Standing
52	26-27	12	Mulbery	120	IIA	1.10	Green Standing
53	26-27	17	Mulbery	122	IIA	1.10	Green Standing
54	26-27	18	Mulbery	140	IIA	1.10	Green Standing

Divisional Forest Officer
S.A.S. Nagar

Jai SGA Mani P. D. H. D. S.

ABSTRACT

Spp	V	IV	III	IIA	IIB	IA	IB	Total	Volume
Shisham	6	21	2	3	0	0	0	32	7.85
Mulbery	0	0	7	7	1	0	0	15	13.55
Kikar	0	2	1	1	0	0	0	4	1.95
Dek	0	0	0	1	0	0	0	1	1.1
Barma Neem	0	0	1	0	0	0	0	1	0.55
Arjan	0	0	1	0	0	0	0	1	0.55
Total=	6	23	12	12	1	0	0	54	25.55m3

Monika D.

CERTIFICATE

1. It is certified that the above trees has been marked and crossed,
2. Girth of above trees has been taken from B.height.
3. All trees are standing on Govt. land.

Monika D.

Jai Singh So

[Signature]
Forest Range Officer
Derabassi.

[Signature]
Divisional Forest Officer
S.A.S. Nagar

Full Title of the
Proposal

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Acknowledgement
Key at Division
level

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date 03.04.2023

CHECK LIST SERIAL NUMBER: 16

SITE INSPECTION REPORT NOT BELOW THE RANK OF DCF/DFO

(For the Forest land to be diverted under FCA)

A proposal has been received by this office from Sh. Vijay Kumar Sharma, Manager for diversion (under FCA-1980) of 0.3750 Ha. of forest land for non-forestry purpose. The subject envisages the use of forest land in favour of Sh. Vijay Kumar Sharma, Manager for approach access to proposed Private Property of M/s AV Real Estate at Village Khaspur, Ch.26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar. The site inspection of the land involved in the proposal has been done by me on dt. 18-01-2023

2. On inspection of the site, it is found that the land required by the user agency is a **Protected Forest** measuring 0.3750 Ha.
3. The requirement of forest land as proposed by the user agency in Col. 2 of Part-I is unavoidable and is barest minimum required for the project.
4. Whether any rare/endangered/unique species of flora and fauna found in the area, if so, the detail thereof. **No**
5. Whether any protected archaeological/heritage site/defense establishment or any other important monument is located in the area. If so, the details thereof with NOC from competent authority. **No**
 - a) **The user agency has not violated the provisions of Forest (Conservation) Act, 1980 and no work has been started without proper sanction.**
 - b) It has been found that the user agency has violated the provisions of the forest (Conservation) Act, 1980 Indian Forest Act, 1927/any other forest Act. A detailed report as per para 1.9 of Chapter 1, Part C of Hand-book of Forest (Conservation) Act, 1980 is attached).

Note: Whichever of the above is applicable should be shown in bold letters)
Specific recommendation for acceptance or otherwise of the proposal.
"Recommended for approval"

Place: S.A.S Nagar
Date. 03.04.2023

(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar


**Full Title of the
Proposal**

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

**Acknowledgement
Key at Division
level**

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date 03-04-2023




Divisional Forest Officer
S.A.S. Nagar

Full Title of the
Proposal

Acknowledgement
Key at Division
level

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date 03-04-2023

CHECK LIST SERIAL NUMBER: 17

LOCATION MAP

Location Map of Non-Forest/Degraded Forest Area identified for Compensatory Afforestation in lieu of proposal for diversion of **0.3750 hectare** of Forest Land in favour of **Sh. Vijay Kumar Sharma, Manager for approach access to proposed Private Property of M/s AV Real Estate at Village Khaspur, Ch.26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar, Punjab**

Distt. = **S.A.S Nagar, Village Bir Bakarpur,**

Tehsil- **Derabassi,**

Name of Forest Division = **S.A.S Nagar, Range – Derabassi,**


Block/Compartment/Survey No. **Bir Bakarpur,**

Area to be Compensatory Afforestation = **0.75 Ha.**

Map attached of the area to be taken for Compensatory Afforestation.

Place: **S.A.S Nagar**

Date: **03-04-2023**


(**Kanwar Deep Singh, IFS**)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar,

Full Title of the
Proposal

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Acknowledgement
Key at Division
level

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date 03-04-2023

CERTIFICATE REGARDING GPS COORDINATES

GPS coordinates of compensatory afforestation of 0.75 Ha. in Bir Hansala, Tehsil Derabassi, Distt. S.A.S.Nagar for diversion of 0.3750 hac. of forest Sh. Vijay Kumar Sharma, Manager for approach access to proposed Private Property of M/s AV Real Estate at Village Khaspur, Ch.26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar, Punjab. Details as under:-

S. No.	Name of proposed site of compensatory Afforestation	GPS Coordinate of Proposed site		Remarks
		Longitude	Latitude	
1	Bir Bakarpur	76.823775	30.577518	-
		76.821040	30.575632	-
		76.821832	30.574750	-
		76.824388	30.576408	-

Place: S.A.S Nagar
Date 03-04-2023

(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar

Full Title of the
Proposal

Acknowledgement
Key at Division
level

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date 03-04-2023

CHECK LIST SERIAL NUMBER: 18

"SCHEME FOR COMPENSATORY AFFORESTATION"

Detail scheme for Compensatory Afforestation to be carried out in lieu of 0.3750 hectare of Forest area to be diverted for Sh. Vijay Kumar Sharma, Manager for approach access to proposed Private Property of M/s AV Real Estate at Village Khaspur, Ch.26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar, Punjab.

1. Details of degraded forest land / non-forest land

Distt. = S.A.S Nagar, Village Bir Bakarpur

Tehsil- Derabassi,

Name of Forest Division = S.A.S Nagar, Range – Derabassi,

Block/Compartment/Survey No. Bir Bakarpur


Area to be Compensatory Afforestation = 0.75 Ha.

2. Description of the Area

- i. Whether the site selected for Compensatory Afforestation is a land bank or not **Bir Bakarpur** selected for Compensatory Afforestation.
- ii. If the CA site is other than the land bank, reasons be given:
- iii. In case of non-forest area identified for CA, then what is the distance of CA site from the adjoining forest boundary...N.A.
- iv. Soil type: **Heavy**
- v. Topography:
 - a. Hilly/**Undulating**/Plain
 - b. Slope: Steep / **Medium** / Gentle
- vi. Whether the area is bearing any root stock of Vegetation: **Yes.**

3. Plantation Model:

Copy of the approved Compensatory Afforestation Scheme / Model showing component wise physical and financial break up to be enclosed.


Divisional Forest Officer
S.A.S. Nagar

Full Title of the Proposal

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Acknowledgement Key at Division level

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt. (Division FCA register) 198 Date .03.04.2023

4. **Schedule of Plantation Programme:-**

Details of year-wise break-up of requirements of funds are as under:-

Year	Area	Total Amount
0 th Year Mtc.	0.75 ha.	131217.00
1 nd Year Mtc.	0.75 ha.	108004.00
2 rd Year Mtc.	0.75 ha.	96896.25
3 th Year Mtc.	0.75 ha.	63338.50
4 th Year Mtc.	0.75 ha.	51275.25
5 th Year Mtc.	0.75 ha.	16107.75
6 th Year Mtc.	0.75 ha.	16107.75
7 th Year Mtc.	0.75 ha.	16107.75
8 th Year Mtc.	0.75 ha.	16107.75
9 th Year Mtc.	0.75 ha.	16107.75
10 th Year Mtc.	0.75 ha.	16107.75
Total		547378
Entry Point Activity 10%		54738.00
G.Total		602116.00

5. **Technical Details:-**

Technical details of Compensatory Afforestation Scheme are as follows:-

- (a) General Details : Detail as under :-
- (b) Spacement: **3 Mtr x 3 Mtr.**
- (c) Species: **Shisham, Kikar, Dake, Euc., Arjan, & Other species.**
- (d) Plantation Method : **Degraded Planting**
- (e) Soil and Moisture Conservation Works: **N.A.**
- (f) Protection (Fencing, Watch man, People's Participation etc.): **Fencing & Watch & Ward.**
- (g) Proposed Monitoring Mechanisms: **N.A.**
- (h) Any other information: **Nil**

Place: S.A.S Nagar
Date. 03.04.2023.

(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar.

Full Title of the
Proposal

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Acknowledgement
Key at Division
level

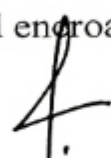
Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date .03.04.2023

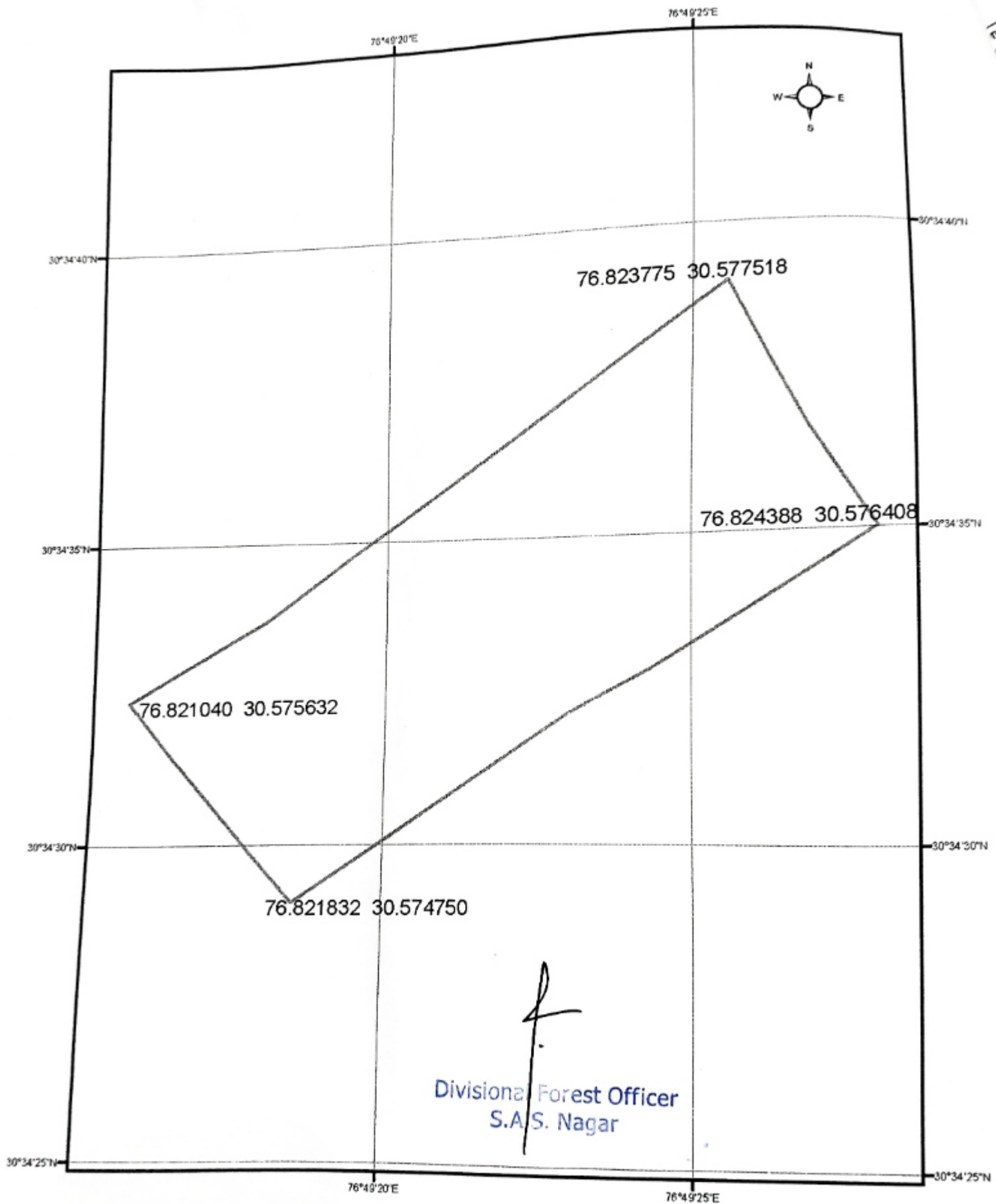
CHECK LIST SERIAL NUMBER- 20

"LAND SUITABILITY CERTIFICATE BY DFO CONCERNED"

This is to certify that **0.75 Ha.** forest land bearing Survey No./
Compartment No. **Bir Bakarpur, Tehsil Derabassi, Distt. S.A.S. Nagar** identified for
compensatory Afforestation is suitable for undertaking plantation from the management
point of view and is free from all sorts of encumbrances and encroachments.

Place: S.A.S Nagar
Date...03-04-2023


(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar



Compensatory Afforestation Scheme with 10 years mtc Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

1) Diverted Forest Area = 0.3750 Ha.

2) Comp. Aff. Schme area = 0.75 Ha.

3) Name of Site of Plantation = Bir Bakarpur

4) No. of plants Planted = 750 Plants

Daily Wage Rate : 411/-

Plants : 1000 No.

Sr. No.	Name of Work	Unit	unit cost (in Rs.)	Qty	Amount
	Nursery				
1	Cost of Plants	1 No	21.35	1,100	23,485
	Earth Work				
2	Site /Jungle Clearance (60%)	Ha.	6725.33	0.60	4,035
3	Alignment & Dagbailing	Ha.	1233	1.00	1,233
4	Earth Work- Digging of trenches 1000 x 2m x 0.35m x 0.30m Heavy Soil	1M ³	128	210	26,880
5	Kana Stubbing 40%	Ha.	33627	0.40	13,451
	Planting				
6	Refilling of trenches 1000 x 0.5m x 0.35m x 0.3m	100 cum	3442	53	1,807
7	Loading of Plants (1000+10% Wastage=1100)	100 No	30.81	1,100	339
8	Carriage of P. Bags in trolley from nursery to plantation site (1100 plants= 1 trolley) (for 10 Km)	1 trolley for 10 kms	3082.5	1.00	3,083
9	Unloading of Plants (1000+10% Wastage=1100)	100 No	20.55	1,100	226
10	Carriage of Plants (1100+10% Wastage=1100 above 50 m distance)	100 No	25.68	1,100	282
11	Loading of FYM / Vermicompost	1 trolley	411	0.10	41
12	Carriage of Vermicompost (10 kms)	1 trolley	2055	0.10	206
13	Unloading of FYM / Vermicompost	1 trolley	205.5	0.10	21
14	Planting of Plants (1000 No Including 10% replacement)	100 No	523.09	1,100	5,754
15	Spot Irrigation (1000 Plants)	100 No	411	1,000	4,110
16	Application of Insecticide (2 times)	100 No	71.91	2,000	1,438
17	Application of Fertilizers (2 times)	100 No	71.91	2,000	1,438
18	Weeding & Hoeing 3 times	100 No	447.99	3,000	13,440

	Replanting of Plants 10%				
	Rejungle Clearance (2 times)	100 No	523	100	523
21	Restubbing of Kana (1 time)	Per Ha.	6725.30	1.20	8,070
22	Watch & Ward for every 10 Ha. (7 months)	Ha.	33627	0.40	13,451
23	Material	Man year	128232	1Man 12 Month	12,823
	i) Insecticides/Fertilizers				
	ii) Vermicompost	L/s			6,000
	iii) POL	L/s			3,000
24	properation of I / path	L/s			7,000
25	Cutting of latana malah	Mtr.	10,379.61	50	5,190
26	Cutting of tall weeds	Ha.	7,472.72	1	3,736
27	Padding of plants	Rmt.	10,275.00	50	5,138
		No.	205.50	50	103
			Sub Total		166,302
Maintenance I Year					
1	Cost of plants for 30% replacement	1 No.	21.35	300	6,405
2	Reopening of trenches 300 x 2m x 0.35m x 0.30m	1 m3	74.71	63.00	4,707
3	Refilling of trenches with earth in other soils 300 x 0.5m x 0.35m x 0.3m	1 m3	34.41	15.75	542
4	Loading & Unloading of Plants	100 No.	51.38	330	170
5	Carriage of Plants (300+10% Wastage=330 avg. distance upto 10 km.)	1000 No	3,082.50	330	1,017
6	Spreading of plants trenches to trenches	100 No	25.68	300	77
7	Re-planting of Plants	100 No	523.09	330	1,726
8	Spot Irrigation	100 No.	411.00	300	1,233
9	Weeding & Hoeing (thrice)	100 No	447.99	3,000	13,440
10	App. Of Fertilizer (two times)	100 No	71.93	2,000	1,439
11	App. Of Insecticide (two times)	100 No	71.93	2,000	1,439
12	Rejungle Clearance (2 times)	Ha.	7,193.00	1.20	8,632
13	Restubbing of Kana	Ha.	33,627.27	0.40	13,451
14	Watch & Ward for every 10 Ha.	Man year	128,232.00	1 Man Year	12,823
15	POL	L/s			6,000
16	Material and supply	L/s			6,000
17	properation of I / path	Mtr.	103,796.61	50	51,898
18	Cutting of latana malah	Ha.	7,472.72	1	3,736
19	Cutting of tall weeds	Rmt.	1,027.50	50	514
20	Padding of plants	No.	205.50	50	103
			Sub Total		135,350

Maintenance II Year

1	Cost of plants for 15% replacement	No.	21.35	150	3,203
2	Reopening of trenches 150 x 2m x 0.35m x 0.3m	1 m3	74.71	31.50	2,353
3	Refilling of trenches with earth in other soils 150 x 0.5m x 0.35m x 0.3m	1 m3	34.41	7.88	271
4	Loading & Unloading of Plants	100 No.	51.83	165	86
5	Carriage of Plants (No. of plants = 150 avg. distance upto 10 km.)	1000 No	3,082.50	165	509
6	Spreading of plants trenches to trenches	100 No	25.68	150	39
7	Re-planting of Plants	100 No	523.09	165	863
8	Spot Irrigation	100 No.	411.00	150	617
9	Weeding & Hoeing (2 times)	100 No	447.99	2,000	8,960
10	Rejungle Clearance (2 times)	Ha.	6,725.39	1.20	8,070
11	Stubbing of Kana	Ha.	33,627.27	0.40	13,451
12	Pruning of plants	100 No.	104.61	1,000	1,046
13	Watch & Ward for every 10 Ha.	Man year	128,232.00	1 Man Year	12,823
14	POL	L/s			6,000
15	Material and supply	L/s			6,000
16	Properation of I / path	Mtr.	10,379.61	50	51,898
17	Cutting of latana malah	Ha.	7,472.72	1	3,736
18	Cutting of tall weeds	Rmt.	10,275.00	50	514
19	padding of plants	No.	205.50	50	103
			Sub Total		120,541

Maintenance III Year

1	Cost of plants for 10% replacement	No.	21.35	100	2,135
2	Reopening of trenches 100 x 2m x 0.35m x 0.30m	1 m3	74.71	21.00	1,569
3	Refilling of trenches with earth in other soils 100 x 0.5m x 0.35m x 0.3m	1 m3	34.41	5.25	181
4	Loading & Unloading of Plants	100 No.	51.83	110	57
5	Carriage of Plants (No. of plants = 100 avg. distance upto 10 km.)	1000 No	3,082.50	110	339
6	Spreading of plants trenches to trenches	100 No	25.68	100	26
7	Re-planting of Plants	100 No	523.09	110	575
8	Spot Irrigation	100 No.	411.00	100	411
9	Weeding & Hoeing (2 times)	100 No	447.29	2,000	8,946
10	Rejungle Clearance (2 times)	Ha.	6,725.39	1.20	8,070
11	Stubbing of Kana	Ha.	33,627.27	0.40	13,451
12	Pruning of plants	100 No.	104.61	1,000	1,046

	Watch & Ward for every 10 Ha.				
14	POL	Man year	128,232.00	1 Man Year	12,823
15	Material and supply	L/s			6,000
16	properation of I / path	L/s			6,000
17	Cutting of latana malah	Mtr	10,379.61	50	5,190
18	Cutting of tall weeds	Ha.	7,472.72	1	3,736
19	Padding of plants	Rmt.	10,275.00	50	5,138
		No.	205.50	50	103
			Sub Total		75,796

Maintenance IV Year					
1	Cost of plants for 5% replacement	No.	21.35	50	1,068
2	Reopening of trenches 50 x 2m x 0.35m x 0.3m	1 m3	74.71	10.50	784
3	Refilling of trenches with earth in other soils 0.5m x 0.5m x 0.3m	1 m3	34.41	2.63	90
4	Loading & Unloading of Plants	100 No.	51.38	55	28
5	Carriage of Plants (No. of plants = 50 avg. distance upto 10 km.)	1000 No	3,082.50	55	170
6	Spreading of plants trenches to trenches	100 No	25.68	50	13
7	Re-planting of Plants	100 No	523.09	55	288
8	Spot Irrigation	100 No.	411.00	50	206
9	Weeding & Hoeing (2 times)	100 No	447.99	2,000	8,960
10	Rejungle Clearance (2 times)	Ha.	6,725.90	1.20	8,071
11	Pruning of plants	100 No.	104.61	1,000	1,046
12	Watch & Ward for every 10 Ha.	Man year	128,232.00	1 Man Year	12,823
13	POL	L/s			6,000
14	Material and supply	L/s			6,000
15	properation of I / path	Mtr.	10,379.61	50	5,190
16	Cutting of latana malah	Ha.	7,472.72	1	3,736
17	Cutting of tall weeds	Rmt.	10,275.00	50	5,138
18	padding of plants	No.	205.50	50	103
			Sub Total		59,713

Maintenance V Year					
1	Watch & Ward for every 10 Ha.	Man year	128,232.00	1 Man Year	12,823
			Sub Total		12,823

Maintenance VI Year					
1	Watch & Ward for every 10 Ha.	Man year	128,232.00	1 Man Year	12,823
			Sub Total		12,823

Maintenance VII Year				
1	Watch & Ward for every 10 Ha.	Man year	128,232.00	1 Man Year
				12,823
			Sub Total	12,823
Maintenance VIII Year				
1	Watch & Ward for every 10 Ha.	Man year	128,232.00	1 Man Year
				12,823
			Sub Total	12,823
Maintenance X Year				
1	Watch & Ward for every 10 Ha.	Man year	128,232.00	1 Man Year
				12,823
			Sub Total	12,823
			TOTAL	634,641
	Over Head expenses 5%			31,732.03
	Enhancement due to wage escalation @10%			63,464.05
			G.Total	729,837
			Or Say	729,837
	Comp. Aff. Scheme		0.75 x 729837	547377.75
	Total			547377.75
	Entry Point Activities (10%) (Livelihood Trainings-Garbage Disposal, Compost Making, Awareness Camps)			54737.78
	Grand Total			602115.53

SUMMARY OF COST			
1)	Cost of Plantation for 100 Plants	-	547,378
2)	Entry Point Activity 10% of CA	-	54,738
	G.Total	-	602116

Place: S.A.S Nagar

Date:.....

(Kanwar Deep Singh, IFS)

Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar.

Title of the
Proposal

Acknowledgement
Key at Division
level

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt. (Division FCA register) 198 Date 03-04-2023

PROFORMA
Monitoring of the action on stipulated condition in case of proposal approved by Government of India under Section-2 of Forest (Conservation) Act, 1980

PART - I (GENERAL PARTICULARS)

01.	Name of the proposal	:	Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.
02.	No. & Dt. Of Government of India's letter according permission	:	-
03.	Area permitted to be diverted (in Ha.)	:	0.3750 Ha.
04.	District & Forest Divn.	:	S.A.S.Nagar
05.	Area actually diverted (in ha.)	:	0.3750 Ha.
06.	No. of trees enumerated	:	54 trees
07.	No. of trees felled	:	54 trees are required to be cut in this proposal.
08.	Forest division monitored	:	S.A.S Nagar
09.	Date of monitoring	:	

PART - II (DETAILS OF COMPENSATORY AFFORESTATION)

01.	Compensatory afforestation stipulated (in ha)	:	-
	Forest Land	:	0.75 Ha.
	Non-forest land	:	-
	No. of Plants to be raised (10 times)	:	750
02.	Location of Area	:	Bir Bir Bakarpur
	Extent	:	-
	District	:	SAS Nagar
	Division	:	SAS Nagar
	Khasra No. / Survey No.	:	-
03.	If no non-forest land, the land has been declared as PF/RF (endorse copy of the notification)	:	N. A.
04.	If no, the steps taken to declare it PF	:	N. A.
05.	Amount asked for raising comp. Afforestation	:	5,47,378.00
06.	Whether the afforestation cost was paid by user agency?	:	User agency has given undertaking.
07.	If yes, the amount paid - Rs.	:	-
	Amount	:	-
08.	Whether the amount paid was deposited in	:	-

Divisional Forest Officer
S.A.S. Nagar

Title of the proposal

Acknowledgement Key at Division level

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

Proposal No. FP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt. (Division FCA register) 198 Date 03.04.2023

	separate fund and was utilized in addition to the normal funds for forestry operation (given details)		
09.	Details of Plantation raised		
(a)	Species Planted	:	-
	Area in ha.	:	-
	Year	:	-
	Expenditure	:	-
(b)	If compensatory plantation no made, reason for the lapse	:	N. A.
(c)	Condition of plantation		N. A.
(d)	Remarks		N. A.
	It should be mentioned that the plantation are identifiable as specifically related to the project		

PART - III (PLANTING OF DWARF TREES IN CASES OF TRANSMISSION LINE)

01.	No. of trees planted	:	N. A.
02.	Year of plantation	:	-
03.	Expenditure (if Rs.)	:	Paid by
04.	Present condition of plantation	:	% of survival
		:	Av. Height
		:	Av. Girth

PART - IV (RECLAMATION OF THE AREA WORKED UNDER MINING/QUARRYING)

01.	Mining / Quarrying work completed	:	N. A.
02.	Reclamation work done	:	-
		:	-
		:	-
		:	-
03.	Present condition of the area worked/ reclaimed	:	

Place: S.A.S Nagar
Date 03.04.2023

(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar.

**Full Title of the
Proposal**

Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

**Acknowledgement
Key at Division
level**


Proposal No. IP/PB/Approach/155561/2022/S.A.S.Nagar Forest Division/Pvt.
(Division FCA register) 198 Date 03-04-2023

Net Present Value Calculation sheet as per New rate.

ECO value class III

Area (in Ha)	Effectuated trees, Poles and Plants	Very Dense Forest NPV Rate	Amount of NPV
0.3750	54 trees	1228590/- per Ha.	0.3750 x 1228590= 4,60,721/-


Place: S.A.S Nagar
Date..03-04-2023...


(Kanwar Deep Singh, IFS)
Divisional Forest Officer,
Forest Division S.A.S.Nagar,
S.A.S Nagar

ਅਨੁਲੱਗ (ੳ)

ਲੈਂਡ ਬੈਂਕ ਸਬੰਧੀ Declaration

ਵਣ ਮੰਡਲ ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿੱਚ ਬੀੜ ਬਾਕਰਪੁਰ (ਜੰਗਲ ਦੇ ਨਾਮ ਦਾ ਵੇਰਵਾ) ਦਾ ਪਲਾਂਟੇਸ਼ਨ ਯੋਗ ਰਕਬਾ 3 ਹੈਕਟਰ ਅਤੇ ਪਾਲੀਗਨ ਦਾ ਏਰੀਆ 4.14 ਹੈਕਟਰ ਹੈ, ਨੂੰ Forest Conservation Act, 1980 ਦੇ ਛੋਟੇ ਕੇਸਾਂ ਲਈ ਸੀ.ਏ ਦੀਆਂ ਪਲਾਂਟੇਸ਼ਨਾਂ ਲਈ ਲੈਂਡ ਬੈਂਕ declare ਕੀਤਾ ਜਾਣਾ ਹੈ। ਇਹ ਲੈਂਡ ਬੈਂਕ ਕੇਵਲ ਛੋਟੇ ਐਫ.ਸੀ.ਏ ਦੇ ਕੇਸਾਂ ਦੀਆਂ ਸੀ.ਏ ਪਲਾਂਟੇਸ਼ਨ ਲਈ ਹੀ ਵਰਤਿਆ ਜਾਵੇਗਾ ਅਤੇ ਇੱਥੇ ਹੋਰ ਕਿਸੇ ਸਕੀਮ ਤਹਿਤ ਪਲਾਂਟੇਸ਼ਨਾਂ ਨਹੀਂ ਕੀਤੀਆਂ ਜਾਣਗੀਆਂ। ਇਹ ਲੈਂਡ ਬੈਂਕ ਹਾਲ ਦੀ ਘੜੀ Open/Degraded Forest ਦੀ category ਵਿੱਚ ਪੈਂਦਾ ਹੈ।


ਵਣ ਮੰਡਲ ਅਫਸਰ,
ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।

ਮਨੁੱਖੀ (ਮ)

Name of Land bank Bir Bakarpur
Details of land Bank Bir Bakarpur, Tehsil Derabassi, Distt. S.A.S.Nagar
Area of land 4.14 Ha.
Area available for plantation 1.46 Ha.

Sr. No.	Online Proposal No.	Name of Division	Name of Proposal	Total Area available for CA (in Ha.)	Proposed CA area in the present case (in Ha.)	Balance area (in Ha.)
1	FP/PB/Others/405100/2022	SAS Nagar	Diversion of 0.424 ha. of Forest Land in favour for access permission to proposed Industrial Project of M/s Mahindra and Mahindra Limited at Km.9.910(LHS) on NH -72 on Ambala-Shazadpur-Naraingarh-Kala Amb Road, in Village - Hamayampur, Tehsil Derabassi, District SAS Nagar (Mohali) Punjab under Forest Division SAS Nagar.	3.00	1.540	1.460
2	FP/PB/Road/411449/2022	SAS Nagar	Diversion of 0.0060 Ha. of forest land in favour to construct approach road to proposed access to Existing Commercial Project namely Monga Infretech through its Prop. Mr. Suchet Monga. On NH - 205A at Km - 4.200 (RHS) on Kharar - Banur - Tepla Road at Village - Chapar Chiri Khurd (Sector - 115), Tehsil - Mohali, Distt - S.A.S. Nagar (PB) under Forest Division & Distt. S.A.S. Nagar, Punjab.	1.460	0.100	1.360
3	FP/PB/Approach/155561/2022	SAS Nagar	Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.	1.360	0.750	0.610
Total & Remaining Area for CA Plantation				2.390		0.610

Divisional Forest Officer,
SAS Nagar

Full Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____
Date of Proposal: _____

UNDERTAKING

I Mr. Vijay Kumar Sharma '**Authorized Signatory**' of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). Hereby undertake regarding Hon'ble High Court order CWP no. 17029 of 2012 dated: 3/4/2014 that we have our own extra place (Non Forest land) for Parking. If we will use forest land for any non forest purpose, then we will use only that Forest Land whose we have been taken NOC.


For AV REAL ESTATE

Authorised Signatory

**Signature of User Agency
Office Seal**

Place :

Date: _____


Divisional Forest Officer
S.A.S. Nagar

Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of Proposal: _____

UNDERTAKING REGARDING USER AGENCY TYPE


I Mr. Vijay Kumar Sharma 'Authorized Signatory' of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). **Hereby, undertake our agency is Private.**

For AV REAL ESTATE

Authorized Signatory
Signature of User Agency
Office Seal

Place : _____

Date: _____


Divisional Forest Officer
S.A.S. Nagar

Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of Proposal: _____

AFFIDAVIT/ UNDERTAKING

I Mr. Vijay Kumar Sharma 'Authorized Signatory' of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) do hereby solemnly affirm and declares under:-

1. That I hereby, undertake to pay the amount of Compensatory Afforestation, if so determined as per final decision of the Hon'ble Supreme Court of India.
2. That I hereby, undertake to pay the amount of Net Present Value (NPV), if so determined as per final decision of the Hon'ble Supreme Court of India.
3. That I hereby, undertake to pay the additional amount of Net Present Value (NPV).if so determined as per final decision of the Hon'ble Supreme Court of India.
4. That I hereby, undertake to provide the cost of non-forest land for compensatory afforestation as per Pb. Govt. Policy No. 46/103/2010-vx-3/9978 dated 25-01-2015
5. That I hereby, undertake to pay the amount of Greening Punjab Mission Funds
6. That my said statement is true and correct.

For AV REAL ESTATE

Authorized Signatory
Deponent

Verification.

Verification that the above said statement is true and knowledge and belief and nothing have been concealed therein.

For AV REAL ESTATE

Authorized Signatory
Deponent

Dated: _____

Divisional Forest Officer
S.A.S. Nagar

Full Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar, Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of Proposal: _____

**UNDERTAKING FOR PROVIDING NON FOREST LAND EQUIVALENT TO
THE FOREST AREA BEING DIVERTED UNDER FCA, 1980.**

I Mr. Vijay Kumar Sharma '**Authorized Signatory**'


of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar, Under Forest Division SAS Nagar (Mohali). Hereby undertake to provide the non-forest land equivalent to the Forest area being diverted under FCA, 1980 for Compensatory Afforestation.

For AV REAL ESTATE

Authorized Signatory
Signature of User Agency
Office Seal

Place : _____

Date: _____


Divisional Forest Officer
S.A.S. Nagar

Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of proposal: _____

To

Divisional Forest Officer,
SAS Nagar (Mohali) Division,
Distt SAS Nagar.

Sub: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

Dear Sir,

We are hereby applying for prior approval under section 2 of State Govt & other authorities (See Rule 4) Please find enclosed here with four set of application on prescribed format.

We would be highly thankful for your early approval on the subject.

Thanking You,

For AV REAL ESTATE


Authorised Signatory

Private Property "M/s AV Real Estate",
Village Khaspur, Ch. 26.693 (LHS),
Tehsil Banur, District - SAS Nagar.
Mb No:- _____

Date: _____

Place: _____

E. Mail :- _____


Divisional Forest Officer
S.A.S. Nagar

Full Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Teppla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____

Date of proposal : _____

CERTIFICATE

Certified that the Legal Status of the Forest land involved in the project will not change with the approval as granted under forest (conservation) Act 1980.

For AV REAL ESTATE

Authorised Signatory

Signature of User Agency

Office Seal

Place : _____

Date: _____

Divisional Forest Officer
S.A.S. Nagar



GENERAL POWER OF ATTORNEY

We, Neerja Nagpal D/o Sh Amar Nath Madan, Anjali Gupta W/o Sh. Ashok Kumar Gupta, Partners of M/s AV Real Estate, office at SCO 31, Sector - 26C, Chandigarh., hereby do solemnly declare as under:-

1. That the firm is in the business of real estate, construction, warehousing, cold storage and other relevant businesses by the name M/s AV Real Estate.
2. That to deal with the different Govt. Offices it is considered necessary to expedient to execute a "General Power of Attorney" in favor of Mr. Vijay Kumar Sharma S/o Sh. Suresh Paul Sharma, residence of House number 224, V.P.O - Barwala, Distt - Panchkula, Haryana, working as Manager with M/s AV Real Estate, is here in referred as "Attorney" of the Firm
3. That the Attorney is hereby Authorized to do all such acts, deeds and matters as may be necessary and required, including signing, filing documents /applications /forms/ renewal for the purpose of obtaining registration, permissions, agreements, licenses, renewal etc., with State/Center Department., in favour of AV Real Estate.

For AV Real Estate

Neerja Nagpal

Neerja Nagpal
(Partner)

For AV Real Estate

Anjali Gupta

Anjali Gupta
(Partner)

Acceptance as an Authorised Signatory

I, Vijay Kumar Sharma hereby solemnly accord my acceptance to act as authorised signatory for the above referred business and all my acts shall be binding on the business.

For AV REAL ESTATE

[Signature]
Authorised Signatory

Signature of Authorised Signatory
Designation/Status: Manager

Place: Chandigarh
Date: 01.01.2022

For AV REAL ESTATE

[Signature]
Authorised Signatory



Attested as Identified
[Signature]
NOTARY PUBLIC

[Signature]
Divisional Forest Officer
S.A.S. Nagar

21 JAN 2022



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण
NATIONAL HIGHWAYS AUTHORITY OF INDIA

सड़क परिवहन और राजमार्ग मंत्रालय, भारत सरकार
(Ministry of Road Transport and Highways, Govt. of India)
क्षेत्रीय कार्यालय, चण्डीगढ़- बेंज नं 35-38, सेक्टर-4 पंचकुला ।
Regional Office, Chandigarh - Bays No.35-38, Sector -4, Panchkula.
दूरभाष :-0172-2583030, फैक्स 0172-2573030
ई-मेल :- rochandigarh@nhai.org, rochandigarh@gmail.com

NHAI/RO/CHD/11011/PD-CHD/KHA-BAN-TEP/NH-205A/NOC/169-5652

7th Jan' 2022

To

The Project Director
National Highways Authority of India,
PIU, Chandigarh

Sub: Proposal of NOC for Access permission to Private Property "M/s AV Real Estate" at Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section) at Village Khaspur, Tehsil-Banur and District SAS Nagar in the State of Punjab.

Ref: PD, PIU-Chandigarh letter no.NHAI/PIU/CHD/11173/NOC/225 dated 23.12.2021

Sir,

Based on site inspection report and recommendations made vide your letters under reference, the case has been accepted provisionally by Highway Administration (HA) subject to the fulfillment of conditions mentioned in License deed and MoRT&H circular dated 26.06.2020 and its subsequent amendments.

2. Further, development of National Highways is a continuous process and therefore the permission granted hereby for use of NH land doesn't restrict the development of NHs. Thus, the permission being granted hereby is temporary in nature. The provisional access permission granted hereby is without prejudice to Government to acquire applicant's land (plot of private property), if required for future development of National Highways.
3. Notwithstanding to the above, the provisional NOC shall stand cancelled under the following circumstances:
 - (i) PD to track payment in Bharatkosh Portal before conveying in-principle approval to applicant.
 - (ii) If any document/information furnished by the applicant proves to be false or if the applicant is found to have willfully suppressed any information.
 - (iii) Any breach of the condition imposed by the Highway Administration or the officer authorized by the Administration on his behalf.
 - (iv) If at any later stage, any dispute arises in respect of the ownership of the land on which the Private property is located or regarding the permission for change of land use.
The receipt of approved layout plan may kindly be acknowledged.
4. Apart from above, if the applicant does not apply for final permission within stipulated time period, then PD should immediately encash the BG bearing no.035GT02213430002 dated 09.12.2021 of Rs.2,62,500/- valid upto 08.12.2024.
5. This issues with the approval of Highway Administration.

Encls: A/A

Divisional Forest Officer
S.A.S. Nagar

For AV REAL ESTATE

Authorised Signatory

Yours faithfully,

(Chirag Mittal)
Dy. Manager (Tech.)

प्रधान कार्यालय: जी-5 एम 6, सेक्टर-10 द्वारका, नई दिल्ली-110075
Head Office: G-5&6, Sector-10, Dwarka, New Delhi - 110075

National Highways Authority of India

सड़क परिवहन एवम् राजमार्ग मंत्रालय, भारत सरकार

(Ministry of Road Transport and Highways, Govt. of India)

परियोजना कार्यान्वयन इकाई, चंडीगढ़, ब्लॉक नं. 35-38 सेक्टर-4 पंचकुला

Project Implementation Unit, Chandigarh, Bays No. 35-38, Sector-4, Panchkula
दूरभाष : 0172-2587446, 2587447 ई-मेल: pluchd@gmail.com, Chandigarh@nha.org

NHA/PIU/CHD/11173/NOC/234

Dated: 14th Jan, 2022

To,

The Authorized Signatory
M/s AV Real Estate
Village Khaspur, District SAS Nagar

Sub: Proposal of NOC for Access permission to Private Property "M/s AV Real Estate" at Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section) at Village Khaspur, Tehsil-Banur and District SAS Nagar in the State of Punjab.

Ref: RO-Chandigarh letter No. NHA/RO/CHD/11011/PD-CHD/KHA-BAN-TEP/NH-205A/NOC/169-5652 dated 07.01.2022 (Copy enclosed)

Sir,

1. Please find enclosed herewith letter cited under reference vide which it has been intimated that the subject cited NOC proposal has been accepted Provisionally by the Highway Administration (HA) subject to fulfillment of conditions mentioned in License Deed and MoRT&H circular dated 26.06.2020 and its subsequent amendments.

2. Development of National Highway is a continuous process and therefore the permission granted hereby for use of NH land doesn't restrict the development of NHs. Thus the permission being granted hereby is Temporary in Nature. The Provisional access permission granted hereby is without prejudice to Government to acquire applicant's land (Plot of Private Property), if required for future development of National Highway.

3. Notwithstanding to the above, the provisional NOC shall stand cancelled under the following circumstances:-

- If any document/ information/ license fee / processing fee furnished by the applicant proves to be false or if license/ processing fee is not credited in Bharat Kosh portal/ NHA account for any reasons or if the applicant is found to have willfully suppressed any information.
- Any breach of the condition imposed by the Highway Administration or the officer authorized by the Administration on his behalf.
- If at any later stage, any dispute arises in respect of the ownership of the land on which the Private Property is located or regarding the permission for change of land use.
- The applicant is found to make any alteration in the construction in future leading to direct entry/ exit from main carriage way.
- If the subject property is declared a violation/ encroachment by State Govt. Authority/ Competent Authority.
- If the applicant displays any advertisement board in the ROW which is hindrance to the safety of road users/ restricted visibility.

प्रधान कार्यालय जी-5&6, सेक्टर-10, द्वारका, नई दिल्ली - 110075
Head Office: G-5&6, Sector-10, Dwarka, New Delhi - 110075

For AV REAL ESTATE

Authorised Signatory

Divisional Forest Officer
S.A.S. Nagar

4 In addition to above, applicant of the subject Private Property shall also comply with the following conditions:-

- i. The owner of the Property may construct or develop the Private Property along with its access as per approved drawings at their own cost within 12 months from the date of issue of Provisional permission for access. The provisional approval shall be deemed to be cancelled, unless renewed by the Highway Administration.
- ii. That the Applicant will submit the proposal for Final Permission/ NOC within stipulated time period.
- iii. That the Applicant shall arrange all the clearance required (if any) for constructing the proposed access as per approved drawing himself. The applicant shall also arrange for shifting of utilities if required at his own cost as per the direction of the concerned department.
- iv. The issue of final formal permission including issuance of signed license deed should be duly certified by NHAI that the construction have been carried out by the Applicant of Private Property in accordance with the drawing approved by the Highway Administration.
- v. That Applicant shall do necessary alteration including complete removal/ shifting of the approach roads at its own cost if so required by Ministry/ NHAI, for the development of National Highway or in the interest of safety in this section.
- vi. The Project Director, NHAI, PIU-Chandigarh shall immediately close or dismantle the access in case the location becomes hazardous from traffic safety view point.
- vii. That the Applicant shall not do or cause to be done in pursuance of the access permission any acts which may cause any damage to Highway.
- viii. That the Applicant shall not do or cause to be done, in pursuance of access permission, any act by which safety and convenience of traffic on the Highway shall be disturbed.
- ix. That the Applicant shall ensure that proposed service road shall not be used for parking purpose and there is no overflow of vehicles on approach road.
- x. That height restrictions of building structure shall be as per local Govt. guidelines and the building line shall be as per the statutory requirements and IRC guidelines.
- xi. That the Applicant shall install all the requisite road signs as per IRC:67 & provide road marking as per IRC:35 & in accordance with the Ministry's guidelines dated 24.07.2013 and its subsequent amendments to the satisfaction of NHAI.
- xii. That the Applicant shall furnish two sets of fresh license deeds (duly indicating chainages of both new & old NH no.) in two originals drawn on new stamp papers as per Ministry's/ NHAI standard norms and duly signed by authorized signatory along with his Power of Attorney at the time of issue of final permission.
- xiii. That the Applicant shall while utilizing permission shall observe guideline relating to safety and connivance of traffic of the Highway, hygiene (in accordance with the requirement of Swachh Bharat Abhiyan), prevention of nuisance and pollution on the Highway.
- xiv. Drinking water and toilet facilities shall be provided & maintained in hygienic condition within the premise of the Private property as per Ministry's guidelines and it should be accessible to the public round the clock. A display board showing availability of such facility shall be installed before entry to the Private Property.

For AV REAL ESTATE

Authorised Signatory

Divisional Forest Officer
S.A.S. Nagar

- xv. That Applicant shall arrange all the clearances including forest clearance (if any) required for constructing the proposed access as per approved drawing himself. The applicant shall also arrange for shifting of utilities if required at his own cost as per the direction of the concerned department.
- xvi. Regarding traffic safety, all safety features shall be as per the approved plan to the satisfaction of NHAI or its authorized representative.
- xvii. That there shall be adequate drainage system on the access to the Private Property and inside its area so as to ensure that surface water doesn't flow over the highway or any water logging takes place.
- xviii. That the provisional approval/ NOC shall be deemed to be cancelled if there will be any violation of the any applicable law (s).
- xix. The receipt of approved layout plan may kindly be acknowledged.
- xx. The given provisional permission for access should not be used for any other purpose including for changing the land use pattern.
- xxi. This NOC is being issued based on the technical specifications as per MORTH circular and basic data provided by the applicant from other departments/self. This NOC shall deemed to be cancelled if any document is found to be false or if any legal orders of a competent court comes to the notice which have been issued prior to issuance of this NOC and have not been informed by the applicant to NHAI.
- xxii. In case any Gas / Oil /Water/ Sewerage Pipe line/ OFC comes within the proposed alignment / access then the applicant will coordinate and obtain consent from utility owing agency / department.
- xxiii. BGs bearing Number (Bearing No. 035GT02213430002) amounting to Rs. 2,62,500/- valid upto 08.12.2024 submitted against said NOC proposal will be encashed if the construction not completed within stipulated time period.
- xxiv. Applicant will adopt / follow all the Guidelines / directions issued by the Ministry of Home Affair, Govt. of Punjab & Local Administration w.r.t the COVID-19 and will followed the same Strictly.
- xxv. Necessary arrangement for measures to contain the spread of COIVID-19 to be made for the workers/labour/technician/ staff as per the Guidelines / directions issued by the Ministry of Home Affair, Govt. of Punjab & Local Administration
5. This is for your information and necessary actions.

Yours faithfully,

Handwritten signature and date: 21/1/22

(Pardeep Atri)
GM (Tech.)-cum-Project Director
NHAI, PIU-Chandigarh

Encl:- As above.

For AV REAL ESTATE

Handwritten signature
Authorised Signatory

Handwritten signature
Divisional Forest Officer
S.A.S. Nagar

DEPARTMENT OF TOWN AND COUNTRY PLANNING PUNJAB

From

Senior Town Planner, S.A.S. Nagar,
PUDA Bhawan, Sector-62,
S.A.S. Nagar.

To

Sh. Naresh Kumar Juneja (Authorised Signatory),
353, Sector 9-D,
Chandigarh.

Memo No. 13 -STP(S)/ 55-11602
Dated, Chandigarh, the 02/11/2020

Subject: Regarding Change of Land Use for the Land of Sh. Naresh Kumar Juneja S/o Shri Des Raj Juneja & Others at Village Khaspur (H.B.No.231), Tehsil Banur, District S.A.S.Nagar. (Area 3.4167 Acre)

Ref: 1. District Town Planner, S.A.S.Nagar's letter no. 2639 dated 05.09.2019, 2722 dated 23.09.2019 & 4043 dated 20.12.2019.
2. Your application dated 30.12.2019

2. Letter under reference received in this office regarding Change of Land Use for land located at Village Khaspur (H.B.No.231), Tehsil Banur, Distt. SAS Nagar is considered in this office. The permission for Change of land Use to Godown (Godown for storage of consumable good and Agro based good) is granted in view of instructions issued vide Chief Town Planner, Punjab's letter no. 1219-37-CTP(Pb)/SP-432(Gen), dated 27.02.2018. and as the report of Naib Tehsildar, Banur, Distt. S.A.S. Nagar issued vide letter dated 12.11.2018 & Naib Tehsildar, Banur's report dated 27.12.2019.

Sr.No.	Khasra No.	Ownership as per Revenue Record/ Jamabandi			Area under CLU (After reducing the area under proposed sector road and also the area of khasra no. 615/20)		
		Bigha	Biswa	Biswasi	Bigha	Biswa	Biswasi
1	21	6	5	0	5	9	10
2	23	2	9	0	2	9	0
3	24	6	0	0	6	0	0
4	667/22	2	9	10	2	9	10
5	615/20	2	15	10	-	-	-
Total Area		18	38	20	15	27	20
		19	19	00	16	08	00
		or 4.15625 acres			or 3.4167 acres		

3. The change of land use shall be in the hands of Rashim Khosla s/o Sh. Iqbal Krishan Khosla, Manu Khosla s/o Sh. Nirmal Krishan Khosla, Naresh Kumar Juneja s/o Sh. Des Raj Juneja, Varun Juneja s/o Sh. Naresh Kumar Juneja, Sushil Juneja w/o Naresh Kumar Juneja, Vimal Kumar Khosla s/o Sh. Jawahar Lal Khosla, village Khaspur, Tehsil and District S.A.S.Nagar and owners shall deposit EDC/License/ Permission Fee and all other charges levied or to be levied by the Housing and Urban Development Department.

The permission shall be granted subject to the following terms and conditions:-

i) As per Notification No. 16-Leg./2015 dated 22.04.2015 any permission granted shall remain in force in accordance with the terms and conditions of such permission. In case there is any change in Master Plan of the area for which permission has been granted, the permission so granted, if not availed shall lapse after a period of two years from the date of notification of such change in the Master Plan.

ii) The case of any controversy amongst the partners/directors of the firm or any litigation in any court of law, this office shall in no manner be responsible/party to it.

For AV REAL ESTATE

contd..p/2...

Divisional Forest Officer
S.A.S. Nagar

Authorised Signatory

- p/2-
- iii) The issue of ownership of land is independent and exclusive of permission of Change of Land Use. Therefore this permission of CLU doesn't in any manner grant or effect ownership right of this land, which have to be determinate by Competent Authority. The applicant whose hands this Change of Land use lies shall be bound by the decision of such Competent Authority.
 - iv) Site for which CLU is granted shall not be sub divided.
 - v) The construction shall be done only on the site/khasra no's verified by the concerned Tehsildar of the particular circle revenue office.
 - vi) The applicant shall not undertake/continue any development work/construction in the site untill final Zoning plan/ Building plans are approved from the Competent Authority as per rules, because the permission of CLU shall not be considered as regularization of existing structures within the site.
 - vii) This permission shall not provide any immunity from any other Act/Rules/ Regulations/ Instruction/Directions of any court or authority applicable to the land in question.
 - viii) The applicant shall obtain NOC's from P.P.C.B. before undertaking any development at site.
 - ix) The applicant shall obtain NOC's/permissions from other concerned departments and take statutory clearance under any act or instructions at his own level.
 - x) The applicant shall make his own suitable arrangements of drinking water supply, disposal of sewage/storm water management, ground water recharging etc. and shall also not obstruct the flow of rain/storm water.
 - xi) The applicant shall be bound to leave safe corridor under the H.T.Lines.
 - xii) The applicant shall obtain the permission from Forest Department, if he derives the access to his site through Forest Act 1980, before undertaking development at site.
 - xiii) The applicant shall be liable to develop the site as per provisions of Notified Master Plan Banur and shall not object to the acquisition of land for proposed roads accordingly.
 - xiv) Since your site falls in Notified Master Plan Banur you shall be liable to follow the Notified Master Plan Banur's guidelines related to location, siting, erection and re-erection of your unit.
 - xv) The applicant shall develop the site as per applicable norms.
 - xvi) The applicant shall leave 25'-0" wide strip of land from front of the site to widen the existing 150'-0" wide road to 200'-0" wide as per provisions of Master Plan Banur & it shall be a public road and after that the applicant shall also leave 30 mts. No Construction Zone and also maintain 15 meter green buffer along the road as per self declaration submitted in this office.
 - xvii) The applicant shall leave 0.5676 acre area falling under proposed 39 meter sector road and as per provisions of Master Plan Banur and shall not use it for any other purpose as per your undertaking dated 30.12.2019.
 - xviii) The applicant shall maintain 9'-6" wide Revenue Rasta passing along the site as per self declaration submitted in this office.
 - xix) The applicant shall abide by the conditions laid in the NOC issue by D.F.O., S.A.S.Nagar vide letter no. letter no. 3422 dated 30.08.2019 and letter issued by D.F.O., S.A.S.Nagar FCA/6105, dated 17.12.2019.
 - xx) The applicant shall not store any hazardous material as classified in PUDA Building Rules 2018, part XII rule 47 as per self declaration submitted in this office.
 - xxi) The applicant shall also demolish/shift the tubewell room before the submission of the building plans as per self declaration submitted in this office and also abide by the condition no. (xxiii) of this letter for the same.
 - xxii) The applicant shall be liable to pay the differences of amount, if any, found at any point of time by the concerned development authority as and when demanded.
 - xxiii) As per memo no. PUDA/CA/2013/1713-16, dated 27.02.13, restrictions in the area are imposed on construction and installation of any new structure for extraction of ground water resources without prior specific approval of the Authorized Officer (Deputy Commissioner) of the District and subject to the guidelines/safeguards envisaged from time to time in this connection by concerned Authorities for ground water extraction and rain water harvesting/recharge etc.
 - xxiv) The applicant shall take permission from the Competent Authority u/s 143(2) of "The Punjab Regional & Town Planning & Development Act (Amended) 2006 before taking up development works at site and shall maintain No Construction Zone.

For AV REAL ESTATE


Authorised Signatory

contd..p/...3

Divisional Forest Officer
S.A.S. Nagar

- xxv) The applicant shall abide by the conditions laid in NOC issued by National Highway Authority of India vide letter No. NHAI/RO/CHD/11011/PD-MHL/KHA-BAN-TEP/NH-205A/NOC/20/4222, dated 27th November, 2019.
- xxvi) **Site falls in the Potential Zone 9 as per notification no. 17/17/2001-5HG2/P.F./748168/17, dated 06.05.2016**

No C.L.U. Charges have been charged as per Notification No. 17/17/01/5HG2/pf/748168/17, dated 06.05.16, however, the applicant has to pay E.D.C. amounting to Rs. 29,61,200/- (Rs. Twenty Nine Lacs, Sixty One Thousand and Two Hundred only). Also the applicant has to pay S.I.F. (Social Infrastructure Fund) amounting to Rs. 1,48,100/- (Rs One Lac, Forty Eight Thousand and One Hundred only) to Chief Administrator, PUDA. Actual charges if any levied by concerned department for providing various connectivities will also be payable by the developer in addition to EDC.



Senior Town Planner,
S.A.S. Nagar.

Endst. No.

STP(S)/

Dated:

Copy forwarded to Chief Administrator, GMADA for E.D.C. amounting Rs. 29,61,200/- (Rs. Twenty Nine Lacs, Sixty One Thousand and Two Hundred only) along with Bank Drafts No 311236, dated 30.12.19 issued by FEDERAL BANK Branch, Chandigarh. If any difference in the amount, the same may be verified and collected at your own level.



Senior Town Planner,
S.A.S. Nagar.

Endst. No.

STP(S)/

Dated:

Copy forwarded to Chief Administrator, PUDA along with Draft of S.I.F. (Social Infrastructure Fund) amounting to Rs. 1,48,100/- (Rs One Lac, Forty Eight Thousand and One Hundred only) received vide B/Draft No 311237, dated 30.12.19 issued by FEDERAL BANK Branch, Chandigarh. If any difference in the amount, the same may be verified and collected at your own level.


Senior Town Planner,
S.A.S. Nagar.

DA/As Above


Endst. No.

STP(S)/

Dated:


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

1. Chief Town Planner, Punjab, PUDA Bhawan, Sect. 62, S.A.S. Nagar
2. Chief Conservator, Forest Deptt., Punjab, Chandigarh.
3. Chairman, Punjab Pollution control Board, Patiala
4. District Town Planner, S.A.S. Nagar.
5. Commissioner, Excise & Taxation, 13 Bays Building, Sector-17, Chandigarh.
6. Estate Officer, Regulatory, GMADA, S.A.S.Nagar.


Senior Town Planner,
S.A.S. Nagar.

For AV REAL ESTATE

Authorised Signatory


Divisional Forest Officer
S.A.S. Nagar



PUNJAB POLLUTION CONTROL BOARD

Website:- www.ppcb.gov.in

Date: 08-04-2022

Industry Registration ID: G22SAS204425

Registration No.: 18445895

Application Form for Obtaining Consent to Establish
under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981.

GREEN CATEGORY INDUSTRY

Particulars of Industry provided by the Applicant

Name of industry	Av Real Estate				
Industry Address (Plot No./Village Name/Patwari Halka No.)	Av Real Estate Mohali, Sas Nagar, Punjab				
City	Village Khaspur				
District	Sas Nagar				
Pin Code	140506				
Name(s) of Prop./Partner/Directors	Vijay Kumar Sharma				
Correspondence Address	House No. 224 Near Chotta Khera, VPO - Barwala				
Mobile No.	9501882020				
Email ID.	imschd@alliance-world.com				
Total investment (un-depreciated)(In lakhs)	1713.03				
Investment on plant and machinery (In lakhs)	729.24				
Scale	Small				
CTE/CTO-Applied for	CTE-Fresh				
Fee Details	Payment Mode	Amount	Transaction ID	Date of transaction	Date of verification
	Credit/Debit card	18000.0	827926279	2022-04-08 17:42:51.795	-
Category	GREEN				
Type	3013- Chilling plant, cold storage and ice making				
Raw Materials	Raw material(s)	Quantity	Units		
	Storing Horticulture and other products	6500	MT/Year		

For AV REAL ESTATE

"This is computer generated document from OCMMS by PPCB"

Divisional Forest Officer

S.A.S. Nagar

Av Real Estate, Mohali, Sas Nagar, Punjab, Village Khaspur, Sas Nagar, 140506

Page 1

Products	Product(s)(Name)		Installed Capacity		Units		
	Horticulture & Other products		6500		MT/Year		
Effluent and Disposal Details	Usage	Water consumption in kl/day	Waste water generation in KLD	Treatment Details	Disposal	Area of Disposal	
	Domestic	2	1.8	Septic Tank	On to Land	1000 sq.yards	
	Trade Effluent			NR	NR		
	Cooling			NR	NR		
Emission Control Details	Sources of emission	Fuel		Stack Height		Control Equipment	Emission Sampling facility provided
	Boiler/Furnace	Type	Qty	Unit	Above Ground Level	Above Roof Level	Y/NR
	Boiler	NA		Metric Tonnes/Day			NR
DG Sets (Details)	Capacity of D.G. set(in KVA)		Quantity of Fuel used/to be used (In Lts./day)		Stack Height above ground level(meters))		Canopy/Acoustic Enclosure Provided Y/N(check)
	500		100		6		Y

Undertaking

I **Vijay Kumar Sharma** Proprietor/Partner/Director of M/s **Av Real Estate** hereby undertake as under:

- The Industry shall inform the Board in case of change of data provided in this simplified form and shall get revised registration. Further, the Industry shall apply for obtaining Consent to Establish / Operate from the PPCB, in event of its graduation from Green to Orange/Red category;
- There is neither any complaint against the industry regarding generation of any type of pollution nor any objection from the surrounding community. Further, no violation proceedings under the pollution control laws are pending against industry;
- Information furnished by the Industry in this declaration is accurate and complete and no material information has been concealed by the applicant / project proponent about the actual pollution potential / categorization of the Industry.
- The industry has gone through the categorization of industries for Green Category as notified by the Board available at the website of the Board, and the industry falls in the Green Category of Industries.
- The industry has calculated the fee applicable for CTE/CTO(W)/CTO(A) and has submitted the adequate consent fee for the period for which the consent is applied. In case of any difference in the fee required and deposited is observed by the authority, the industry will be bound to deposit the balance fee on demand.
- The industry has deposited the fee for the period for which consent has been applied and undertakes to deposit the balance fee in case of any difference at a later stage.

For AV REAL ESTATE

Authorised Signatory

"This is computer generated document from OCMMS by PPCB"

Av Real Estate, Mohali, Sas Nagar, Punjab, Village Khaspur, Sas Nagar, 140506

Divisional Forest Officer

S.A.S. Nagar

Date: 08-04-2022
Place: Village Khaspur

(Name: Vijay Kumar Sharma)
Partner/authorized Signatory

For AV REAL ESTATE

Authorised Signatory

Divisional Forest Officer
S.A.S. Nagar



सत्यमेव जयते

INDIA NON JUDICIAL Chandigarh Administration e-Stamp

Certificate No.	: IN-CH29927883671771T
Certificate Issued Date	: 18-Aug-2021 10:07 AM
Certificate Issued By	: chnilkapi
Account Reference	: IMPACC (GV)/ chimp07/ E-SAMPARK SEC-07/ CH-CH
Unique Doc. Reference	: SUBIN-CHCHIMPSP0769706554858910T
Purchased by	: PAWAN
Description of Document	: Article 46 Partnership
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: AV REAL ESTATE
Second Party	: Not Applicable
Stamp Duty Paid By	: AV REAL ESTATE
Stamp Duty Amount(Rs.)	: 50 (Fifty only)



Divisional Forest Officer
S.A.S. Nagar

e-Sampark, Centre
Sec. 07, Chd

.....Please write or type below this line.....

RETIREMENT CUM PARTNERSHIP DEED



This deed of Partnership is made on 1st September , 2021 between:

Meerja Nagpal
Anjali Gupta

03 SEP 2021

0005393570

For AV REAL ESTATE For Imperial Marketing Services India Pvt. Ltd.

Authorised Signatory

Director

1. **Smt. Neerja Nagpal** D/O Sh. Amar Nath Madan (**Continuing Partner**) for the First Part.
2. **Smt. Anjali Gupta** W/O Sh. Ashok Kumar Gupta (**Continuing Partner**) for the Second Part.
3. **Imperial Marketing Services India Pvt. Ltd.** as company (**Retiring Partner**) for the Third Part.
4. **Sh. Asim Gupta** S/O Sh. Ashok Kumar Gupta (**Retiring Partner**) for the Fourth Part

WHEREAS

1. The Continuing Partner and Retiring Partner are carrying on business of real estate, construction, warehousing, cold storage and other relevant businesses in partnership under the name and style of **AV Real Estate** at **SCO 31, Sector 26C, Chandigarh.**, under the Deed of Partnership dates 18.06.2021 entered into by and between the continuing partner and the retiring partner.
2. The Retiring Partner assigns and transfers his share, title and interest in the said partnership together with all the assets including goodwill and outstandings unto the Continuing Partners absolutely and retire and release all his rights and claims to and in the said Firm.
3. It is agreed to enter into this agreement to give effect to the said agreement.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

Divisional Forest Office
S.A.S. Nagar

1. That the partnership shall continue via this partnership deed w.e.f 1st Sept, 2021
2. That the name and style of firm, unless parties to this deed agree to adopt otherwise, shall continue to be **M/s AV Real Estate**.



For Imperial Marketing Services India Pvt. Ltd.

For AV REAL ESTATE

Authorised Signatory

Director

3. That the Principal place of Business/Head office shall be **SCO 31, Sector 26C, Chandigarh**. However, the partners by mutual understanding open branch or branches at any place or places as they decide.

4. That business of the partnership firm shall be real estate, construction, warehousing, cold storage and other relevant businesses as to be determined by the partners. However, the partners may, by mutual consent, add or delete any line of business/products to the business

5. That the capital of parties shall be as per their respective shares in the books of firm. The parties shall not be entitled to interest on their capital unless specifically agreed in writing from time to time.

6. That the parties will share the profits and losses of the partnership firm as under:

i.	First Party (Neerja Nagpal)	60%
ii.	Second Party (Anjali Gupta)	40%

7. That the regular books of accounts in respect of all partnership affairs will be maintained and the same will be open for inspection by the parties or their authorized representatives who will be entitled to check them and take copies or extracts there from during all reasonable business hours.

Divisional Forest Office
S.A.S. Nagar

8. That no partner shall transfer or alienate his share or interest in the partnership to any stranger or outsider except with the written consent of the other continuing partner

9. That bank account/ accounts will be maintained on the name of the firm and the same can be operated by partners individually or jointly



Neerja Nagpal.
Anjali Gupta

For AV REAL ESTATE

Authorised Signatory

For Imperial Marketing Services India Pvt. Ltd.

Director

10. That the partners may, with mutual consent of all partners, raise any loan or limit from any bank/financial institution or private party with/without security of movable or immovable property belonging to the firm or partner(s) or any third person(s)/firm(s) concern(s) on such terms and conditions as may be decided mutually by partners.
11. That the accounting year of the partnership business shall close at the end of each financial year on which date a regular profit and loss account shall be drawn up and balance sheet prepared. The resultant profit and loss account shall be credited or debited to their respective shares as specified in clause 5 above.
12. That none of the parties hereto, shall without the written consent of the other party sell, mortgage or otherwise change or alienate his/her share in the firm or any part thereof to any outsider.
13. That all the partners shall remain just and faithful in the matter of carrying on the business of the partnership firm and they shall render a true and proper account of the transactions whenever required.
14. That in case of dispute arising out of this deed or otherwise it shall be referred to arbitrator/ arbitrators duly appointed in this behalf by mutual consent of the parties for adjudication and their decision shall be binding on the parties to the deed.
15. That all the matters for which no provision has been made in this deed of partnership shall be mutually decided by the parties and the parties may at any time add, delete and amend and clause of this deed with their mutual consent.
16. That in all other matters not provided herein the partnership shall be governed by the Indian Partnership Act, 1932.

Divisional Forest Officer
S.A.S. Nagar



Narajo Nagpal
Anjali Gupta

For AV REAL ESTATE

Authorized Signatory


For Imperial Marketing Services India Pvt. Ltd.

Director

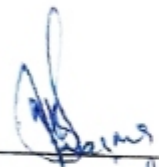
IN WITNESS WHEREOF the parties hereto have put their respective hands the day and year first hereinabove written.

WITNESSES

1.


Vijay K. Sharma
#224, VPO - Barwala
Distt - Panchkula

2.

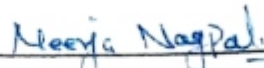

Chetany Sharma
1509A, Sec. 32
Chandigarh



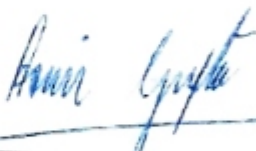
Attested as Identified

NOTARY PUBLIC

PARTNERS


Neerja Nagpal
(Continuing Partner)


Anjali Gupta
(Continuing Partner)


Asim Gupta
(Retiring Partner)


For Imperial Marketing Services India Pvt. Ltd.

Director

Imperial Marketing Services India Pvt. Ltd.
Director - Dr. S.D Rampal
(Retiring Partner)

03 SEP 2021

For AV REAL ESTATE


Authorised Signatory


Divisional Forest Officer
S.A.S. Nagar



PUNJAB POLLUTION CONTROL BOARD

Zonal Office-I, Vatavaran Bhawan, Nabha Road, Patiala

Website:- www.ppcb.gov.in

Office Dispatch No :

Registered/Speed Post

Date:

Industry Registration ID: G22SAS204425

Application No : 19547317

To,

Vijay Kumar Sharma
House No. 224 Near Chotta Khera, Vpo - Barwala
Panchkula, Panchkula-134118

Subject: Grant of "Consent to Establish"(NOC) for an industrial unit u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981.

With reference to your application for obtaining fresh 'Consent to Establish'(NOC) an industrial plant u/s 25 of Water (Prevention & Control of Pollution) Act, 1974 and u/s 21 of Air (Prevention & Control of Pollution) Act, 1981, you are, hereby, permitted to establish the industrial unit to discharge the effluent(s) & emission(s) arising out of your premises subject to the Terms and Conditions as specified in this Certificate.

1. Particulars of Consent to Establish (NOC) granted to the Industry

Certificate No.	CTE/Fresh/SAS/2022/19547317
Date of issue :	08/09/2022
Date of expiry :	31/12/2022
Certificate Type :	Fresh

2. Particulars of the Industry

Name & Designation of the Applicant	Vijay Kumar Sharma , (Authorized Signatory)
Address of Industrial premises	Av Real Estate, Mohali, Sas Nagar, Punjab, Derabassi, Sas Nagar-140506
Capital Investment of the Industry	1713.03 lakhs
Category of Industry	Orange
Type of Industry	2099-Building and construction project 20,000 sq. m built up area
Scale of the Industry	Small
Office District	Sas Nagar
Consent Fee Details	Rs.18000/- vide online R. No. 827926279 dated 08/04/2022 and Rs.6000/- vide R. No. 733280282 dated 16/06/2022
Raw Materials (Name with quantity per day)	N.A. being Cold Store

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By-Products, if any. (Name with quantity per day)	Cold Storage godown for storage of Consumable Goods and Agro-Based Goods with 6313 MT storage capacity in the revenue estate of Village Rampur Khaspur, Dera Bassi, SAS Nagar
Details of the machinery and processes	As per application no. 19547317
Details of the Effluent Treatment Plant	Domestic Effluent @ 1.2 KLD - After passing through septic tank, discharged onto land for plantation on 0.2 acres area
Mode of Disposal of Effluent	Domestic Effluent @ 1.2 KLD - After passing through septic tank, discharged onto land for plantation on 0.2 acres area
Standards to be achieved under Water (Prevention & Control of Pollution) Act, 1974	As per effluent standards prescribed by the PPCB/ MoEF&CC from time to time.
Sources of emissions and type of pollutants	DG Set - SOx, NOx & SPM
Mode of disposal of emissions with stack height	One DG Set of capacity 250 KVA - Canopy and stack of 3 mt. above roof provided.
Quantity of fuel required in TPD	One DG Set of capacity 250 KVA - Fuel HSD @ 200 Lit/day
Type of Air Pollution Control Devices to be installed	One DG Set of capacity 250 KVA - Canopy and stack of 3 mt. above roof provided.
Standards to be achieved under Air (Prevention & Control of Pollution) Act, 1981	As per emission standards prescribed by the PPCB/ MoEF&CC from time to time.

For REAL ESTATE

Authorised Signatory

08/09/2022

(Kuldeep Singh)
Environmental Engineer

For & on behalf

of

(Punjab Pollution Control Board)

Endst. No.:

Dated:

A copy of the above is forwarded to the following for information and necessary action please:
The Environmental Engineer, Punjab Pollution Control Board, Regional Office, SAS Nagar.

Divisional Forest Officer
S.A.S. Nagar



08/09/2022

**(Kuldeep Singh)
Environmental Engineer**

For & on behalf

of

(Punjab Pollution Control Board)



Divisional Forest Officer
S.A.S. Nagar

AV REAL ESTATE

Authorised Signatory

PUNJAB

GENERAL CONDITIONS

The industry shall apply for consent of the Board as required under the provision of Water (Prevention & Control of Pollution) Act, 1974, Air (Prevention & Control of Pollution) Act, 1981 & Authorization under Hazardous and other Wastes (Management and Transboundary Movement) Rules, 2016, two months before the commissioning of the industry.

2. The industry shall provide adequate arrangements for fighting the accidental leakages/ discharge of any air pollutant/gas/liquids from the vessels, mechanical equipments etc. which are likely to cause environmental pollution.
3. The Industry shall apply for further extension in the validity of the CTE atleast two months before the expiry of this CTE, if applicable.
4. The industry shall comply with any other conditions laid down or directions issued by the Board under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981 from time to time.
5. The project has been approved by the Board from pollution angle and the industry shall obtain the approval of site from other concerned departments, if need be.
6. The industry shall get its building plans approved under the provisions of section 3-A of Punjab Factory Rules, 1952.
7. The industry shall put up display board indicating the Environment data in the prescribed format at the main entrance gate.
8. The industry shall provide port-holes, platforms and/or other necessary facilities as may be required for collecting samples of emissions from any chimney, flue or duct or any other outlets.

Specifications of the port-holes shall be as under:-

- i) The sampling ports shall be provided atleast 8 times chimney diameter downstream and 2 times upstream from the flow disturbance. For a rectangular cross section the equivalent diameter (D_e) shall be calculated from the following equation to determine upstream, downstream distance:-

$$D_e = 2 LW / (L+W)$$

Where L= length in mts. W= Width in mts.

- ii) The sampling port shall be 7 to 10 cm in diameter

9. The industry shall discharge all gases through a stack of minimum height as specified in the following standards laid down by the Board.

(i) Stack height for boiler plants

S.NO.	Boiler with Steam Generating Capacity	Stack heights
1.	Less than 2 ton/hr.	9 meters or 2.5 times the height of neighboring building which ever is more
2.	More than 2 ton/hr. to 5 ton/hr.	12 meters
3.	More than 5 ton/hr. to 10 ton/hr.	15 meters
4.	More than 10 ton/hr. to 15 ton/hr.	18 meters
5.	More than 15 ton/hr. to 20 ton/hr.	21 meters
6.	More than 20 ton/hr. to 25 ton/hr.	24 meters
7.	More than 25 ton/hr. to 30 ton/hr.	27 meters
8.	More than 30 ton/hr.	30 meters or using the formula $H = 14 Q_g^{0.3}$ or $H = 74 (Q_p)^{0.24}$ Where Q_g = Quantity of SO ₂ in Kg/hr. Q_p = Quantity of particulate matter in Ton/day.

Note : Minimum Stack height in all cases shall be 9.0 mtr. or as calculated from relevant formula whichever is more.

(ii) For industrial furnaces and kilns, the criteria for selection of stack height would be based on fuel used for the corresponding steam generation.

(iii) Stack height for diesel generating sets:

Divisional Forest Officer
S.A.S. Nagar

For REAL ESTATE
Authorised Signatory

Capacity of diesel generating set	Height of the building	Height of the Stack
0-50 KVA		+ 1.5 mt
50-100 KVA	-do-	+ 2.0 mt.
100-150 KVA	-do-	+ 2.5 mt.
150-200 KVA	-do-	+ 3.0 mt.
200-250 KVA	-do-	+ 3.5 mt.
250-300 KVA	-do-	+ 3.5 mt.

For higher KVA rating stack height H (in meter) shall be worked out according to the formula:

$$H = h + 0.2 (KVA) 0.5$$

where h = height of the building in meters where the generator set is installed.

10. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.
11. The industry shall put up canopy on its DG sets and also provide stack of adequate height as per norms prescribed by the Board and shall ensure the compliance of instructions issued by the Board vide office order no. Admin./SA-2/F.No.783/2011/448 dated 8/6/2010.
 - (i) Once in Year for Small Scale Industries.
 - (ii) Four in a Year for Large/Medium Scale Industries.
 - (iii) The industry will submit monthly reading/ data of the separate energy meter installed for running of effluent treatment plant/re-circulation system to the concerned Regional Office of the Board by the 5th of the following month.
12. The industry shall provide flow meters at the source of water supply, at the outlet of effluent treatment plant and shall maintain the record of the daily reading and submit the same to the concerned Regional Office by the 5th day of the following month.
13. The industry shall make necessary arrangements for the monitoring of stack emissions and shall get its emissions analyzed from lab approved / authorized by the Board:-
 - (i) Once in Year for Small Scale Industries.
 - (ii) Twice/thrice/four time in a Year for Large/Medium Scale Industries.
14. The pollution control devices shall be interlocked with the manufacturing process of the industry.
15. The Board reserves the right to revoke this "consent to establish" (NOC) at any time, in case the industry is found violating any of the conditions of this "consent to establish" and/or the provisions of Water (Prevention & Control of Pollution) Act, 1974 and Air (Prevention & Control of Pollution) Act, 1981 as amended from time to time.
16. The industry shall plant minimum of three suitable varieties of trees at the density of not less than 1000 trees per acre along the boundary of the industrial premises.
17. The issuance of this consent does not convey any property right in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Central, State or Local Laws or Regulations.
18. The consent does not authorize or approve the construction of any physical structures or facilities for undertaking of any work in any natural watercourse.
19. Nothing in this NOC shall be deemed to neither preclude the institution of any legal action nor relieve the applicant from any responsibilities, liabilities or penalties to which the applicant is or may be subjected under this or any other Act.
20. The diversion or bye pass of any discharge from facilities utilized by the applicant to maintain compliance with the terms and conditions of this consent is prohibited except.
 - (i) Where unavoidable to prevent loss of life or some property damage or
 - (ii) Where excessive storm drainage or run off would damage facilities necessary for compliance with terms and conditions of this consent. The applicant shall immediately notify the consent issuing authority in writing of each such diversion or bye-pass.
21. The industry shall ensure that no water pollution problem is created in the area due to discharge of effluents from its industrial premises.

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Divisional Forest Officer
S.A.S. Nagar

For REAL ESTATE

- The industry shall comply with the conditions imposed if any by the SEIAA/MOEF in the Environmental Clearance granted to it as required under EIA notification dated 14/6/86, if applicable.
- The industry shall earmark a land within their premises for disposal of boiler ash in an environmentally sound manner, and / or the industry shall make necessary arrangements for proper disposal of fuel ash in a scientific manner and shall maintain proper record for the same, if applicable.
24. The industry shall obtain and submit Insurance cover as required under the Public Liability Insurance Act, 1991.
 25. The industry shall submit a site emergency plan approved by the Chief Inspector of Factories, Punjab as applicable.
 26. The industry shall provide proper and adequate air pollution control arrangements for control emission from its coal/fuel handling area, if applicable.
 27. The Industry shall comply with the code of practice as notified by the Government / Board for the type of Industries where the siting guidelines / code of practice have been notified.
 28. Solids, sludge, filter backwash or other pollutant removed from or resulting from treatment or control of waste waters shall be disposed off in such a manner so as to prevent any pollutants from such materials from entering into natural water.
 29. The industry shall submit a detailed plan showing therein, the distribution system for conveying waste-waters for application on land for irrigation along with the crop pattern to be adopted throughout the year.
 30. The industry shall not irrigate the vegetable crops with the treated effluents which are used/ consumed as raw.
 31. The industry shall ensure that its production capacity & quantity of trade effluent do not exceed the quantity mentioned in the NOC and shall not carry out any expansion without the prior permission/NOC of the Board.
 32. All amendments/revisions made by the Board in the emission/stack height standards shall be applicable to the industry from the date of such amendments/revisions.
 33. The industry shall not cause any nuisance/traffic hazard in vicinity of the area.
 34. The industry shall maintain the following record to the satisfaction of the Board :-
 - (i) Log books for running of air pollution control devices or pumps/motors used for it.
 - (ii) Register showing the result of various tests conducted by the industry for monitoring of stack emissions and ambient air.
 - (iii) Register showing the stock of absorbents and other chemicals to be used for scrubbers.
 35. The industry shall ensure that there will not be significant visible dust emissions beyond the property line.
 36. The industry shall establish sufficient number of piezometer wells in consultation with the concerned Regional Office, of the Board to monitor the impact on the Ground Water Quantity due to the industrial operations, if applicable.
 37. The industry shall provide adequate and appropriate air pollution control devices to contain emissions from handling, transportation and processing of raw material & product of the industry

For REAL ESTATE

Authorized Signatory

Divisional Forest Officer
S.A.S. Nagar



08/09/2022

(Kuldeep Singh)
Environmental Engineer

For & on behalf
of

(Punjab Pollution Control Board)

SPECIAL CONDITIONS

1. This consent is valid for establishment of unit on the land measuring 3.417 Acres bearing Khasra Nos. 21, 23, 24, 667/122, 615/120 & located in the revenue estate of village Khaspur, Banur, Distt. SAS Nagar, as mentioned in the transfer of name of CLU letter issued by STP, SAS Nagar vide memo no. 692 dated 28.06.2022, only.
2. The project proponent shall comply with the conditions mentioned in the site plan issued to it Chief Town Planner (Housing and Urban Development), Chandigarh vide no. 876CTP(Pb)/SC-122 dated 25/02/2020; issued in the name of M/s Naresh Kumar Juneja & others at village Khaspur, Banur. Further, it shall ensure that the total built-up area of the project shall not exceed 7419.23 sqm in any case.
3. The project proponent shall not commission its unit without obtaining fresh consents to operate under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.
4. The project proponent shall obtain permission from PWRDA for abstraction of groundwater and shall comply with the guidelines issued by it, from time to time.
5. The project proponent shall provide separate earmarked storage space for segregation of solid waste and adequate compost pits for conversion of solid waste into compost.
6. The project proponent shall ensure the compliance of the Solid Waste Management Rules, 2016 as well as the Construction and Demolition Rules, 2016, in true letter & spirit.
7. The project proponent shall not utilize ground water for construction purposes and shall utilize the treated waste water from the 4 MLD STP installed at Banur or 0.5 MLD STP installed at village Bassi Issay Khan, Banur for utilization in construction purposes.
8. The project proponent shall not carry out any wet process, as such, it shall not generate and discharge any kind of trade effluent. The domestic effluent to be generated shall be discharged onto land for plantation after passing through septic tank.
9. The project proponent shall not consume any fuel for burning purpose except HSD for DG set, without the prior written permission of the Board.
10. This consent is valid for the establishment of the unit on the land measuring 3.417 Acres bearing Khasra Nos. 21, 23, 24, 667/122, 615/120 & located in the revenue estate of village Khaspur, Banur, Distt. SAS Nagar, as mentioned in the transfer of name of CLU letter issued by STP, SAS Nagar vide memo no. 692 dated 28.06.2022, only.
11. The project proponent shall comply with the conditions mentioned in the site plan issued to its Chief Town Planner (Housing and Urban Development), Chandigarh vide no. 876CTP(Pb)/SC-122 dated 25/02/2020; issued in the name of M/s Naresh Kumar Juneja & others at village Khaspur, Banur. Further, it shall ensure that the total built-up area of the project shall not exceed 7419.23 sqm in any case.



08/09/2022

(Kuldeep Singh)
Environmental Engineer


For & on behalf

of

(Punjab Pollution Control Board)

For REAL ESTATE

Authorised Signatory



Divisional Forest Officer
S.A.S. Nagar

[illegible]

FOR AN REE-ESTATE

Authorised Signatory

Translation from Punjabi to English

District: SAS Nagar

Tehsil: Bannur

Headbast no: 231

Village: Khazpur

Name and details of owner

Name and details of

Name of

Mutaka and

measuring of land and nature of land

Remarks

Parmanjit Kaur W/o Avtar Singh S/o

Narinder Singh S/o Avtar Singh S/o

Narinder Singh S/o

Narinder Singh S/o

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For AV REAL ESTATE

NOTARY PUBLIC
Ludhiana (Pb.)

10 MAY 2022

TRUE TRANSLATION

Mutation no: 1188

Report No: 133

Date: 11/12/2013

Vide Khewat No 7/12-16 and 33/62 and 44/78 Khazra No 1396-

0/136(6-5) 1425 min (5-11) 160 (6-5) 161 (6-5) 162(6-5) 164(3-

10) 226(3-10) 455(0-2) 621/138 (3-0) 622/138 (3-5) 128 (6-5)

582/129(3-3) 583/129(3-2) 607/543(2-83) pages 15 measuring 65-

1 of 23/1301 share vide 11-13 from Kaur Singh S/o Nirmal

Singh in favour of SBOP Branch Bannur Rs. 10,00,000/- is under

mortgage.

134 under Mortgage

Date: 11/12/2013

Vide Khewat No 17/11, 12/16, 33/62, 44/78 Khazra No 135(6-0)

142 min (5-11) 159(6-18) 160(6-5) 161 (6-5) 162(6-5) 163(3-14)

165(3-10) 455(0-2) 621/138 (3-0) 622/138(3-5) 126(6-5)

582/129(3-3) 583/129(3-2) 607/543(2-13) pages 17 measuring 75-

13 of 240/1543 share vide 12.0 from Kaur Singh S/o Nirmal

Singh in favour of SBOP Branch Bannur Rs. 11,00,000/- is under

mortgage.

342 Under Mortgage

Date: 13/6/2016

Vide Khewat No 8 measuring 30-15 of 1/2 share from

Tarinder Singh S/o Avtar Singh S/o Kaur Singh in Canna bank

branch Bannur vide Rs. 9,50,000/- in under mortgage.

183 Under Mortgage

Date: 16-02-2017

Vide Khazra No 21(6-5) 23(2-9) 24(6-0) 26min (1-6) 30(6-5)

615/20(2-15-10) 667/22(2-910) pages 7 measuring 27-10 of

30/550 share vide 1-10 from Parmanjit Kaur W/o Avtar Singh in

PADB branch Derbassi vide Rs. 3,00,000/- is under mortgage

217 Under Mortgage

Date: 15-03-2017

Jambhadi 2017-2018

village: Khaspur

Translation from Punjabi to English

Haddast no 231

Tehsil: Banur

District: SAS Nagar

2	3	4	5	6	7	8
Khassani Number 1. Jagar	Name and details of owner	Name and details of Kaskhar	name of agriculture instrument	Muraba and Khassan No.	measuring of land and nature of land	Remarks
24			<p>Total</p> <p>0 Bigha 7</p> <p>Biswa (0</p> <p>Hacture 2 Air</p> <p>95.08</p> <p>Sentare)</p> <p>non-cultivable</p> <p>0 Bigha 7</p> <p>Biswa (0</p> <p>Hacture 2 Air</p> <p>95.08</p> <p>Sentare)</p> <p>non-cultivable</p>	26mln Page 1	<p>6-5(0-52-69)22 irrigated</p> <p>2-9(0-20-65.53) irrigated</p> <p>6-0(0-50-58.45)</p> <p>5-18(0-49-74.14 irrigated</p> <p>0-2(0-0-84.31) non cultivable motor bore and Teris</p> <p>1-6(0-10-96.00) irrigated</p> <p>6-5(0-52-69.22) irrigated</p> <p>2-15-10.00 (0-23-39.53) irrigated</p> <p>2-9-10.00(0-20-86.61) irrigated</p> <p>27-10(2-31-84.57)</p> <p>0 Bigha 2 Bidwa (0 Hacture 0 Air 84.31 Sentare) non-cultivable</p> <p>0 Bigha 2 Bidwa (0 Hacture 0 Air 84.31 Sentare) non-cultivable Motor Bore and teris</p>	<p>Vide Khassan No 21(6-5) 23(2-9) 24(6-4) 26 mln (1-63)M(4-5) 615/20(2-15-10) 667/22 (2-9-10) pages 7 becoming 27-10 of 60/550 share vide 3-0 from paramjett Kaur W/o Avtar Singh in PADB Bank Derbassi vide Rs. 5,00,000/- in under mortgage.</p> <p>13 Under mortgage</p> <p>Date 11/9/2017</p> <p>Vide Khewal No 12/18 Khassan No 622/13(2-5) of 2065 share vide 1-0 and Khewal No 33/64 Khassan No 581/29(2-3) of 2062 share vide 1-0 total area 2-0 vide Rs. 5,00,000/- from Kulvir Singh S/o Nirmal Singh in PADB bank Derbassi is under mortgage.</p> <p>Farband No</p>
25		<p>Paramjett Kaur</p> <p>W/o Avtar Singh</p> <p>S/o Kartar Singh</p> <p>seller Balvir Kaur</p> <p>widow of Nirmal Singh S/o Kartar Singh 1/4 share</p> <p>Guarjett Singh S/o Nirmal Singh S/o Kartar Singh 3/8 share</p> <p>Kulvir Singh S/o Nirmal Singh S/o Kartar Singh 3/8 share</p> <p>Joint cultivator</p>	<p>Total</p> <p>3 Bigha 5</p> <p>Biswa (0</p> <p>Hacture 27</p> <p>Air 39.99</p> <p>Sentare)</p> <p>non-cultivable</p>			<p>NOTARY PUBLIC</p> <p>NOTARIAL PUBLIC</p> <p>10 MAY 2022</p>



NOTARY PUBLIC

NOTARIAL PUBLIC

Mizan pages 9 measuring area 31 Bigha 2 Bidwa (2 Hacture 620 Air 19.64 Sentare) cultivable 30 Bigha 13 Biswa (2 Hacture 58 Air 40.25 Sentare) 30 Bigha 13 Bidwa (2 Hacture 58 Air 40.25 Sentare) irrigated Non cultivable 0 Bigha 9 Biswa (0 Hacture 3 Air 79.38 Sentare)

Transaction No 460 Total Pages 3 Total Fee 75 Name of employee/Designation: Duty Patwari According to Computer revenue record copy is verified

Pages 3 of 2 Printing Date 13-04-2022 25:44:060 PM From Patwari revenue record date 11/04/2022 registered in computer Signature of employee

FOR AV REAL ESTATE

Translation from Punjabi to English

Hadbast no 231

Telsile Bannur

District: SAS Nagar

1	2	3	4	5	6	7	8
Serial number	Khasra Number & Aqan	Name and details of owner	Name and details of Kaskar	Name of instrument	Mutah and Khasra No.	measuring of land and nature of land	Remarks
1	1239	21/1/2018 vide Khasra No 0/24 (6-0), 21 (6-5), 23 (2-9) 615/20 (2-15-10), 667/22 (2-9-10) pages 5 measuring 19-19 Saham from Paramjeet Kaur W/o Avtar Singh S/o Kartar Singh 1/6 share tarinder Singh S/o Avtar Singh S/o Kartar Singh 1/6 share in favour of Ramesh Khosla S/o Iqbal Krishan Khosla S/o Jawahar Lal Khosla 1/6 share Manjit Khosla S/o Nirmal Krishan Khosla S/o Jawahar Lal Khosla S/o Ram Ratan Khosla 1/6 share is sold mutation number is registered.					
2	332	free from mortgage date 08/06/2018 vide report no 342 date 13-06-2016 which was under mortgage now free from mortgage					
3	333	free from mortgage date 08/06/2018 vide report no 183 date 16-02-2017 which was under mortgage now free from mortgage					
4	334	free from mortgage date 08/06/2018 vide report no 217 date 15-03-2017 which was under mortgage now free from mortgage					
5	336	free from mortgage date 24/07/2018 vide report no 13 date 11-09-2017 which was under mortgage now free from mortgage					
6	87	free from mortgage date 29/07/2018 vide report no 13 date 11-09-2017 which was under mortgage now free from mortgage					
7	27	972 share vide 13-3 and Khewal No 2023 Khasra No 622/138(3-5) pages 1 measuring 3-5 of 15/65 share vide 0-15 total area 14-8 vide Rs. 14,14,000/- in YES Bank is under Mortgage. vide report no 342 date 13-06-2016 which was under mortgage now free from mortgage					
8	1276	vide Vankha No 131, 161, 14/17 Khasra No 26m (4-6) from Paramjeet Kaur W/o Avtar Singh S/o Kartar Singh 1/6 share Tarinder Singh S/o Avtar Singh S/o Kartar Singh 1/6 share in favour of Jaswinder Kaur					
9	390	free from mortgage date 24/07/2018 vide report no 134 date 11/12/2013 which was under mortgage now free from mortgage					
10	173	free from mortgage date 30/01/2015 vide report no 133 date 11/12/2013 which was under mortgage now free from mortgage					
11	2021-22/10/1440	date 26/7/2021 from Kinnu Khosla, Nareesh Kumar Juneja, Kustin Khosla, Sushil Juneja, Varun Juneja, Vinod Kumar Khosla type Sale deed information for registration					
12	1283	Vankha No 2021-22/10/1440 date 26-07-21 date 17/07/2021 pages 5 19-19 from Manu Khosla S/o Nirmal Khosla S/o Jawahar Lal Khosla 1/6 share Nareesh Kumar S/o Des Raj Juneja S/o Moul Chand Juneja 1/6 share Varun Juneja 1/6 share in favour of AV Real Estate Registered office SCO 31 Sec 26-C Chandigarh 1/1 share is sold mutation number is registered					
13	226	under mortgage date 31/3/2022 vide Khasra No 246(6-0) 216(6-5) 232(9) 615/20(2-15) 667/22(2-9-10) pages 5 measuring 19-19 vide Rs. 10,00,00,000/- (Ten Crore) from M/s AV Real Estate Registered office SCO 31, Sector 26-C Chandigarh in favour of YES Bank Limited branch Chandigarh is under mortgage.					
14	273	date 1/4/2022 vide Khasra No 131/6, 131, 161, 14/17 Khasra No 455(6-2) of 1/6 share vide 0-1 and Khewal No 131/6, 131, 161, 14/17 Khasra No 135(6-0), 136(6-5) 161 (6-5), 162(6-5), 621/138(3-0) pages 5 measuring 27-15 of 107/55 share vide 5-7 and Khewal No 2023 Khasra No 622/138(3-5) of 3/8 share vide 1-4-7-50 total measuring area 6-12-7-50 vide Rs. 10,00,00,000/- from Kartar Singh S/o Nirmal Singh in Caneva Bank branch Bannur is under mortgage.					
15	1790	vide Vankha No 2022-23/10/128 date 06-04-022 date 11-04-2022 vide Khasra No 26m (4-6) from Jaswinder Kaur W/o Davinder Singh S/o Nirmal Singh 1/6 share is sold mutation number is registered.					
16	1790	vide Vankha No 2022-23/10/128 date 06-04-022 date 11-04-2022 vide Khasra No 26m (4-6) from Jaswinder Kaur W/o Davinder Singh S/o Nirmal Singh 1/6 share is sold mutation number is registered.					

TRUE TRANSLATION

Transaction No 460 Total Pages 3 Total Fee 75

For Printing Date 13-04-2022 25:44:06 PM

Name of employee/Designation: Duty Patwari

From Patwari revenue recode date 11/04/2022

According to Computer revenue record copy is verified registered in computer

Signature of employee

Authorised Signatory

ਮਾਰਚ 2017

2018 ਪਿਛ- ਖਾਸ਼ਾ

ਹੁਦਸਤ ਨੇ:-

231 ਤਹਿਸੀਲ- ਗੁਰੂ

ਜ਼ਿਲਾ-

ਜੇਮਾ ਦੇ ਜੇਮ ਨਗਰ

8

ਵਿਸ਼ੇਸ਼ ਕਰਨ

1	2	3	4	5	6	7	8
ਖੇਡ ਨੰ./ ਮਾਲ/ਪ੍ਰਤੀ, ਨੰਬਰ/ ਲਗਾਨ	ਖੇਡ ਨੰ./ ਮਾਲ/ਪ੍ਰਤੀ, ਨੰਬਰ/ ਲਗਾਨ	ਮਾਲ ਦਾ ਨਾਂ ਅਤੇ ਵੇਰਵਾ	ਕਾਮਰਾਡ ਦਾ ਨਾਂ ਅਤੇ ਵੇਰਵਾ	ਸਿੱਧੀ ਦਾ ਸਾਧਨ	ਖੇਡ ਅਤੇ ਖਾਸਾ ਨੰਬਰ	ਰਕਬਾ ਅਤੇ ਡੂੰ ਦੀ ਕਿਸਮ	ਵਿਸ਼ੇਸ਼ ਕਰਨ

20/ 12	23	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ ਤਰਿੰਦਰ ਸਿੰਘ ਪੁੱਤਰ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਟੈਕਸਟਾਈਲ	21	6-5 (0-52-69.22) ਚਾਨੀ	ਵਿਸ਼ੇਸ਼ ਕਰਨ 1188 ਡਰਾਈਸ ਮਸ਼ੀਨ
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20/ 12	23	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਟੈਕਸਟਾਈਲ	23	2-9 (0-20-65.58) ਚਾਨੀ	ਵਿਸ਼ੇਸ਼ ਕਰਨ 133 ਆਰ ਫੀਲਡ 11/12/2013
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20/ 12	23	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਟੈਕਸਟਾਈਲ	24	6-0 (0-50-58.45) ਚਾਨੀ	ਵਿਸ਼ੇਸ਼ ਕਰਨ 134 ਆਰ ਫੀਲਡ 11/12/2013
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20/ 12	23	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਟੈਕਸਟਾਈਲ	26	1-6 (0-10-96.00) ਚਾਨੀ	ਵਿਸ਼ੇਸ਼ ਕਰਨ 134 ਆਰ ਫੀਲਡ 11/12/2013
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20/ 12	23	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਟੈਕਸਟਾਈਲ	30	6-5 (0-62-69.22) ਚਾਨੀ	ਵਿਸ਼ੇਸ਼ ਕਰਨ 134 ਆਰ ਫੀਲਡ 11/12/2013
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20/ 12	23	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਟੈਕਸਟਾਈਲ	615/20	2-15-10.00 (0-23-39.53) ਚਾਨੀ	ਵਿਸ਼ੇਸ਼ ਕਰਨ 342 ਆਰ ਫੀਲਡ 13/6/2016
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20/ 12	23	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਟੈਕਸਟਾਈਲ	667/22	2-9-10.00 (0-20-86.61) ਚਾਨੀ	ਵਿਸ਼ੇਸ਼ ਕਰਨ 134 ਆਰ ਫੀਲਡ 13/6/2016
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20/ 12	23	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਟੈਕਸਟਾਈਲ	615/20	2-15-10.00 (0-23-39.53) ਚਾਨੀ	ਵਿਸ਼ੇਸ਼ ਕਰਨ 342 ਆਰ ਫੀਲਡ 13/6/2016
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20/ 12	23	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਟੈਕਸਟਾਈਲ	615/20	2-15-10.00 (0-23-39.53) ਚਾਨੀ	ਵਿਸ਼ੇਸ਼ ਕਰਨ 342 ਆਰ ਫੀਲਡ 13/6/2016
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20/ 12	23	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਪੁਰਾਣੀ ਕੰਡ ਪਤਨੀ ਅਵਤਾਰ ਸਿੰਘ ਪੁੱਤਰ ਕਰਤਾਰ ਸਿੰਘ 1/2 ਪਿੰਡ	ਟੈਕਸਟਾਈਲ	615/20	2-15-10.00 (0-23-39.53) ਚਾਨੀ	ਵਿਸ਼ੇਸ਼ ਕਰਨ 342 ਆਰ ਫੀਲਡ 13/6/2016
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ਪੰਨਾ 3 ਦਾ 1

ਸ਼ਿਫਟ ਨੰਬਰ: 23-02-2023 12:47:28:710 ਸਮ

ਪਦਵੀ ਵਲੋਂ ਮਾਲ ਵਿਕਰਤ ਸਿਰੀ 20/02/2023 ਤਕ ਕਮੇਲੀਓਟਰ ਵਿਚ ਦਰਜ ਹੈ।

ਕਰਮਚਾਰੀ ਦੇ ਹਸਤਖਰ

For AN REAL ESTATE
Authorised Signatory

Divisional Forest Officer
S.A.S. Nagar

ਆਰ ਫੀਲਡ
15/3/2017

ਆਰ ਫੀਲਡ
15/3/2017

ਐਮ. ਏ. ਐਮ ਨਗਰ

For All IDEALS

Divisional Forest Officer
S.A.S. Nagar

SBI ePay Lite

Depositor Copy

Pre Acknowledgment Payment(PAP) Form for Payment through any SBI Branch

Date: 27-01-2023

Beneficiary/Remittance Details

SBIePay Lite Reference No.
(formerly SBMOPS)

CPACKQXEAI

Beneficiary:

Punjab Government

Merchant Reference No:

4372476

Rs

P

Collection Amount

187500 00

Commission

0 00

Total (One Lakh And Eighty Seven Thousand And Five Hundred Rupees Only)

187500 00

Details of Cash / Cheques

Rs

p

Total Rs

Instructions for Depositor: This is not an e-receipt

Journal No:

Branch Name:

Branch Code:

Deposit Date:

Divisional Forest Officer
S.A.S. Nagar

Branch Stamp

Authorised Signatory

Jai Simul Bo
ਵਣ ਰੈਂਜ ਅਫਸਰ
ਡੇਰਾ ਬਸੀ।

E - CHALLAN Government of Punjab	
Receipt No.: 4372476	Date: 1/27/2023 10:08 AM
Office: Sec-58, Forest Complex, Mohali	
Treasury: Sub Treasury Office, Khara	
Valid Up to: Seven days from closing date of Application	
Head of Account	
0406-01-102-03-01 Green Punjab Mission	₹ Amount
	₹ 187,500
Discount Amt: ₹0	Govt. Amt: ₹ 187,500
PET Amt: ₹0	
Total/Net Amt: ₹ 187,500	
Challan Status: Pending	
Candidate Detail	
GPF/PRAN/TIN/Act. no./Vehicle No./Taxid:- Derabassi	
PAN No: SAS010764	
Name: M/s A V Real Estate	
Address: Village Masapur Tehsil Banur District SAS Nagar	
Particulars: GPM Processing Fee Rs. 1,87,500 for M/s AV Real Estate Derabassi.	
Cash	Cash Challan
FOR USE IN RECEIVING BANK	
Bank CIN: 00032462701202325150	Ref. CPACKOXEA1
Bank: State Bank Of India	
PET: Punjab excise and tax 11% departmental amount	

E - CHALLAN Government of Punjab	
DDO Code: 0764	Remitter Copy
SBI Aggregator	
Receipt No.: 4372476	Date: 1/27/2023 10:08 AM
Office Name: 0764 Sec-58, Forest Complex, Mohali	
Treasury: Sub Treasury Office, Khara	
Valid Up to: Seven days from closing date of Application	
Head of Account	
0406-01-102-03-01 Green Punjab Mission	₹ Amount
	₹ 187,500
Discount Amt: ₹0	Govt. Amt: ₹ 187,500
PET Amt: ₹0	
Total/Net Amt: ₹ 187,500	
Challan Status: Pending	
Candidate Detail	
GPF/PRAN/TIN/Act. no./Vehicle No./Taxid:- Derabassi	
PAN No: SAS010764	
Name: M/s A V Real Estate	
Address: Village Masapur Tehsil Banur District SAS Nagar	
Particulars: GPM Processing Fee Rs. 1,87,500 for M/s AV Real Estate Derabassi.	
Cash	Cash Challan
FOR USE IN RECEIVING BANK	
Bank CIN: 00032462701202325150	Ref. CPACKOXEA1
Bank: State Bank Of India	
PET: Punjab excise and tax 11% departmental amount	

Divisional Forest Officer
S.A.S. Nagar

DDO Code: 0764		E - CHALLAN Government of Punjab	
SBI Aggregator		Bank Copy	
Receipt No.:	3936394	Date:	12/20/2022 4:45 PM
Office Name: 0764-Sec-68, Forest Complex, Mohali			
Treasury: Sub Treasury Office, Kharar			
Valid Upto: Seven days from closing date of Application			
Head of Account			₹ Amount
8782-00-103-01-00 Remittance into treasuries			₹2810
Govt. Amt:			₹2810
Discount Amt:	₹0	PET* Amt:	₹0
Total/Net Amt:			₹2,810
Challan Status :		Success	
Candidate Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:- Derabassi			
PAN No:	SAS010764		
Name:	Forest Range Office		
Address:	Village Khaspur tehsil Banur District SAS Nagar		
Particulars:	A.V. Real Estate/ Application Processing Fee and Tree Marking Fee		
Cash:	Cash Challan		
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN: 00032462012202267369		Ref. CPACHTJWD2	
Bank: State Bank Of India			
PET* Punjab excise and tax 11% departmental amount			

DDO Code: 0764		E - CHALLAN Government of Punjab	
SBI Aggregator		Treasury Copy	
Receipt No.:	3936394	Date:	12/20/2022 4:45 PM
Office Name: 0764-Sec-68, Forest Complex, Mohali			
Treasury: Sub Treasury Office, Kharar			
Valid Upto: Seven days from closing date of Application			
Head of Account			₹ Amount
8782-00-103-01-00 Remittance into treasuries			₹2810
Govt. Amt:			₹2810
Discount Amt:	₹0	PET* Amt:	₹0
Total/Net Amt:			₹2,810
Challan Status :		Success	
Candidate Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:- Derabassi			
PAN No:	SAS010764		
Name:	Forest Range Office		
Address:	Village Khaspur tehsil Banur District SAS Nagar		
Particulars:	A.V. Real Estate/ Application Processing Fee and Tree Marking Fee		
Cash:	Cash Challan		
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN: 00032462012202267369		Ref. CPACHTJWD2	
Bank: State Bank Of India			
PET* Punjab excise and tax 11% departmental amount			

Divisional Forest Officer
S.A.S. Nagar

ਪੰਜਾਬ ਸਰਕਾਰ
ਵਣ ਅਤੇ ਜੰਗਲੀ ਜੀਵ ਸੁਰੱਖਿਆ ਵਿਭਾਗ, ਪੰਜਾਬ
ਦਫ਼. ਵਣ ਮੰਡਲ ਅਫਸਰ,
ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।
Email ID-dfosasnagar@gmail.com
ਫੋਨ ਨੰ. 0172-2298027

ਸੇਵਾ ਵਿਖੇ,

ਵਧੀਕ ਪ੍ਰਧਾਨ ਮੁੱਖ ਵਣ ਪਾਲ-ਕਮ-
ਨੋਡਲ ਅਫਸਰ (ਐਫ.ਸੀ.ਏ),
ਪੰਜਾਬ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਨੰ: ਐਫ.ਸੀ.ਏ/1980/105-..... ਮਿਤੀ: 10/4/2023.

Subject: FP/PB/Approach/155561/2022 Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.

ਹਵਾਲਾ: ਆਪ ਜੀ ਦਾ ਪੱਤਰ ਨੰ: 24938-54 ਮਿਤੀ 06-02-2023.

ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਤੇ ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਦੇ ਸਬੰਧ ਵਿੱਚ ਭਾਰਤ ਸਰਕਾਰ ਵੱਲੋਂ ਮਿਤੀ 28-06-2022 ਤੋਂ ਬਾਅਦ ਐਫ.ਸੀ.ਏ 1980 ਤਹਿਤ ਪ੍ਰਾਪਤ ਹੋਣ ਵਾਲੀਆਂ ਤਜਵੀਜ਼ਾਂ ਨੂੰ ਪਰੀਵੇਸ਼ ਪੋਰਟਲ 2.0 ਤੇ ਅੱਪਲੋਡ ਕਰ ਦਿੱਤਾ ਗਿਆ ਹੈ। ਜਿਸ ਸਬੰਧੀ ਆਪ ਜੀ ਨੂੰ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਚੈਕ ਲਿਸਟ ਦਾ ਹਰ ਕਾਲਮ ਨੂੰ ਧਿਆਨ ਵਿੱਚ ਰੱਖਦੇ ਹੋਏ ਪਰੀਵੇਸ਼ ਪੋਰਟਲ ਵਿੱਚ ਚੈਕ ਲਿਸਟ ਅਨੁਸਾਰ ਦਸਤਾਵੇਜ਼ ਅੱਪਲੋਡ ਕਰ ਦਿੱਤੇ ਗਏ ਹਨ:-

Sr. No.	Particulars of Documents	Documents attached with noting sheet through E-office file for ready reference of approving authority		
1.	Description of proposal and Total Forest Area involved in the proposal.	Diversion of 0.3750 ha. of Forest Land in favour of M/s AV Real Estate for approach access road to Private Property at Village Khaspur, Ch.26.693 (LHS) on NH-205-A(Kharar-Banur-Tepla Section), Tehsil Banur District SAS Nagar under Forest Division SAS Nagar.		
2. (i)	Total No. of trees involved in the proposal.	(i) 54 Trees		
(ii)	Total No. of Plants involved.	(ii) Nil		
(iii)	Total No. of Poles involved.	(iii) Nil		
3.	Whether the User Agency taken all the NOCs/ Undertakings including on Forest Rights Act, CLU, NOC from land owning Agency and Project Approval/LOI and approved Layout Plan.	i)	Project Approval/LOI	Yes
		ii)	PWD NOC	Not required
		iii)	Undertaking/ NOC of FRA	Yes
		iv)	Lay Out Plan	Yes, matches with the KML file submitted by User Agency.
		v)	NHA/ Approved Map	Yes

4. Whether all monies/levies/fees including processing fees, have been paid by the User Agency according to CA Scheme.

i)	GPM Fees attached	Amount Rs. 1,87,500/-
ii)	Application Fees & Tree Marking Fee	Application Fees Rs. 2000/- Tree Marking Fee Rs. 810/- Total Amount Rs. 2810/-
iii)	Bank Guarantee	Not Applicable
iv)	C.A Scheme	Yes
v)	Addl. C.A. Scheme	Not applicable
vi)	Separate sheet of NPV calculation	Yes

vii)	Land Suitability Certificate as per Handbook (FC Act) 2019 Guidelines	Yes
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5. Whether undertaking given by the User Agency for the Non Forest Land/cost of Non Forest land to be paid equivalent to the Forest area being diverted.

i)	Cost of Non Forest Land	Not Applicable
ii)	Amount as per DC rate Rs.	Not Applicable

6. Recommendation of DFO in PART II

i)	DFO Part-II attached	Yes
ii)	Site Inspection Report.	Yes

7. Total Forest area applied for diversion (in ha)* 0.3750 ha.

8. Whether proposal has been deliberated at PSC* No

9. Justification*

✓ A detailed justification has been provided by the User Agency in additional document

10. Whether the Geo-referenced map is provided

✓ Yes
I have checked the map and its correct.

11.	KML file of the proposed area:	Yes ✓ I have checked the kml file of proposed area and it matches with the lay out plan
12.	Justification note of the project provided by User Agency	✓ I have gone through the justification provided by U/A and endorse the Justification to locate the proposal on the forest area.
13.	Whether the Geo-referenced map is provided	Yes ✓ I have checked the Geo-Reference map.
14.	Legal Status of User Agency: i) Central Government ii) Department/Autonomous body iii) Central PSU (e.g. NHAI, AAI, NTP, CIL, SAIL) iv) Individual v) Joint Venture (Govt. +Govt.) vi) Joint Venture (Govt.+ Pvt.)	Please write any of the options here from (i) to (vii) Individual
15.	Type of C.A land i) DFL ii) NFL iii) Combined (DFL & NFL) iv) CA on Degraded Forest Land v) CA on Non-Forest Land vi) CA on combined (DFL+NFL) vii) Not Applicable	Please write any of the options here from (i) to (iv) CA on Degraded Forest Land
16.	Whether C.A is selected in the same state:	Yes
17.	Whether User Agency has committed any violation (if yes details of violation and action taken on the violation)	No
18.	Whether land use plan is attached	✓ Yes, Attached in additional Document.
19.	Whether the project is site specific	Yes
20.	Whether is there any court case/ judgement pertaining to the project proposal or related to diversion of forest	No
21.	Whether the project area falls within protected area or within 1 km of distance from the boundary of PA in the Eco sensitive zone	No
22.	CA Land Bank with Annexure-ॐ and Annexure-ॡ (Please refer letter No. 13388-404 dated 31.03.2022 of this office for Annexure ॐ and ॡ)	Annexure-ॐ Yes Annexure-ॡ Yes
23.	Kml file of the proposed C.A Area.	Yes ✓ I have checked the kml file of proposed C.A and found it fit for C.A.
24.	I hereby undertake that the above information is accurate and duly verified to the best of my knowledge and official record.	

Divisional Forest Officer
S.A.S. Nagar
Sign and Stamp

ਉਪਰੋਕਤ ਚੈਕ ਲਿਸਟ ਆਪ ਜੀ ਨੂੰ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ PARIVESH 2.0 ਵਿੱਚ ਕੇਸ ਨੂੰ ਪ੍ਰੋਸੈਸ ਕਰਨ ਲਈ ਉਪਰੋਕਤ ਫੋਰਮੇਟ ਵਿੱਚ ਸੂਚਨਾ ਭੇਜੀ ਜਾ ਰਹੀ ਹੈ। ਇਸ ਲਈ PARIVESH 2.0 ਉੱਤੇ ਪ੍ਰੋਸੈਸ ਕੀਤੇ ਜਾ ਰਹੇ ਸਾਰੇ ਕੇਸਾਂ ਵਿੱਚ ਪੋਰਟਲ ਤੇ ਅਪਲੋਡ ਕੀਤੇ ਗਏ ਡਾਟੇ ਨੂੰ ਹਰ ਪੱਖ ਚੈਕ ਕਰਨ ਉਪਰੰਤ ਹਰ ਕੇਸ ਵਿੱਚ ਉਪਰੋਕਤ ਰਿਪੋਟ (ਨੀਲੀ ਇੰਕ ਨਾਲ ਭਰ ਕੇ) ਸਹੀ ਕਰਕੇ ਅਡੀਸ਼ਨਲ ਡਾਕੂਮੈਂਟ ਸੈਕਸ਼ਨ ਵਿੱਚ ਅਪਲੋਡ ਕਰ ਤੇ ਦਿੱਤੇ ਗਏ ਹਨ।

ਵਣ ਮੰਡਲ ਅਫਸਰ,
ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।

ਪਿੱਠ ਅੰਕਣ ਨੰ:ਐਫ.ਸੀ.ਏ./.....

ਮਿਤੀ.....

ਇਸ ਦੀ ਇੱਕ ਨਕਲ ਹੇਠ ਲਿਖਿਆ ਨੂੰ:-

1. ਵਣ ਰੇਂਜ ਅਫਸਰ, ਭੋਰਾਬੱਸੀ ਨੂੰ ਇਸ ਦਫਤਰ ਦੇ ਪਿੱਠ ਅੰਕਣ ਨੰ. 316 ਮਿਤੀ 21-09-2022 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਭੇਜ ਕੇ ਹਦਾਇਤ ਕੀਤੀ ਜਾਂਦੀ ਹੈ, ਕਿ ਉਪਰੋਕਤ ਕੇਸ ਦੀ ਪ੍ਰਵਾਨਗੀ ਭਾਰਤ ਸਰਕਾਰ ਦੇ ਆਉਣ ਤੱਕ ਯੂਜ਼ਰ ਏਜੰਸੀ ਨੂੰ ਵਣ ਰਕਬਾ ਨਾ ਵਰਤਣ ਦਿੱਤਾ ਜਾਵੇ।
2. Sh. Vijay Kumar Sharma, Manager M/s AV Real Estate Village Khaspur Tehsil Banur, Distt. S.A.S. Nagar ਨੂੰ ਉਨ੍ਹਾਂ ਦੀ ਅਰਜੀ ਮਿਤੀ 02-11-2022 ਦੇ ਹਵਾਲੇ ਵਿੱਚ ਸੂਚਨਾ ਹਿੱਤ ਭੇਜੀ ਜਾਂਦੀ ਹੈ।

ਵਣ ਮੰਡਲ ਅਫਸਰ,
ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।

Full Title of the project: Diversion of 0.3750 Ha. of Forest Land for approach access road to Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali).

File No. : _____
Date of Proposal: _____

**UNDERTAKING FOR PAYMENT OF PENAL COST OF
COMPENSATORY AFFORESTATION**

I Mr. Vijay Kumar Sharma 'Authorized Signatory' of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali). Hereby, undertake to pay the entire additional amount for penal compensatory afforestation in lieu of the forest area diverted for laying means of Private Property "M/s AV Real Estate" at Village Khaspur, Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section), Tehsil Banur, District - SAS Nagar. Under Forest Division SAS Nagar (Mohali) as per prevailing wage rates at the time of plantation.

For AV REAL ESTATE

Authorized Signatory
Signature of User Agency
Office Seal

Place: _____

Date: _____


Divisional Forest Officer
S.A.S. Nagar 