



Issued To: M/s Century Plyboards India Ltd.
District-Hoshiarpur
Ref No.: PBIP/LORC1/1601344394

**INVEST
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Letter of Regulatory Clearances

ANNEXURE

Subject: Change of Land Use (CLU) to M/s Century Plyboards India Ltd. Village-Daulowal, Dasyua Road, District-Hoshiarpur on an area of 31.8792 Acres.

Change of Land Use on an area measuring 31.8792 Acres falling in Village-Daulowal, Dasyua Road, District-Hoshiarpur for industrial purpose (Mfg. of Medium Density Fiber Board(MDF) Plywood and Block Board) has been considered at Government level. The permission for Change of Land Use is hereby given on following terms and conditions.

The detail of land as submitted by the applicant and verified by the Revenue department is as follows:

Village Name	Hadbast No.	Mastil No.	Khasra No.	Area in (Kanal-Marla)
Daulwal	386	17	2	00-09-00
		17	3	01-00-00
		17	9	09-14-00
		17	10	08-00-00
		17	11/1	04-13-00
		17	11/2	01-06-06
		17	12/1	03-19-00
		17	12/2/1	01-02-00
		17	12/2/2	02-05-00
		17	13	08-00-00
		17	14	06-07-00
		17	15	05-18-00
		17	17	08-00-00
		17	18	06-08-00
		17	19	07-00-00
		17	20/1	01-11-00
		17	20/2	06-09-00
		17	21	08-00-00
		17	22	01-01-00

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PUNJAB BUREAU OF INVESTMENT PROMOTION
DEPARTEMENT OF INVESTMENT PROMOTION
ADDRESS: UDYOG BHAWAN, SECTOR 17, CHANDIGARH
TEL: 0172 2776001; Email: info@investpunjab.gov.in; Website: www.investpunjab.gov.in

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17	23/1	02-16-00
17	23/2	00-13-00
17	26	05-05-00
17	27	03-06-00
17	28/2	48-08-00
17	29	00-14-00
17	30	01-05-00
17	31	11-00-00
17	32	00-08-00
17	33	01-18-00
18	6/1/1	01-03-00
18	6/1/2	04-09-00
18	6/2	02-00-00
18	7	08-00-00
18	8/1	03-09-00
18	13/2	00-13-00
18	14	08-00-00
18	15/1	02-00-00
18	15/2	05-12-00
18	16/1/1	00-03-00
18	16/2	01-18-00
18	17	06-14-00
23	1	07-16-00
23	2/1	02-18-00
23	2/2/2	03-10-00
23	3	08-01-00
23	9/1/1	01-00-00
23	9/3	01-02-00
23	9/4	01-13-00
23	10	07-11-00
23	11	05-04-00
23	12/1	01-18-00
23	26	00-13-00
23	27	02-04-00
23	46	00-02-00
23	107	00-12-00
Total		255 Kanal 0Marla 06 Sarsai Or 31.8792 Acres

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17. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
18. Applicant shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/Storm water of the surrounding area.
19. Applicant shall make provision of rain water harvesting within the project area at its own cost.
20. Applicant shall also install solar system at the site at its own cost as per PEDAs guidelines.
21. Applicant shall make its own suitable arrangement for provision for drinking water supply and disposal of sewerage and solid waste management.
22. The applicant shall also obtain NOC/permission from other concerned department/s.
23. As per memo No. PUDA/CA/20131713-16 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 office (Deputy Commissioner) of the district and subject to the guidelines/safeguards envisaged from time to time in this connection by the authority for ground water extraction and rain water harvesting recharges etc.

No.PBIP/STP/2016/455

Dated 01.04.2016

(Gurpreet Singh) 116

Senior Town Planner

Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP

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Century Plyboards (I) Ltd.

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8. **Change of Land Use (CLU) to M/s Century Plyboards India Ltd. Village-Daulowal, Dasyua Road, District-Hoshiarpur on an additional area of 6.31875 Acres.**

Change of Land Use on an additional area measuring 6.31875 Acres falling in Village-Daulowal (H.B. No. 386), District-Hoshiarpur for industrial purpose (Mfg. of Medium Density Fiber Board (MDF) Plywood and Block Board) has been considered at Punjab Bureau of Investment Promotion Level. The permission for Change of Land Use is hereby given on following terms and conditions.

The detail of land as submitted by the applicant and verified by the Revenue department is as follows:

Sr. No.	Musteel No.	Khasra No.	Area in Kanal-Marla
1.	16	10/1	1-5
2.		10/2	1-0
3.		28	3-11
4.		32 Min	1-13
5.	17	6/1	0-19
6.		6/2	1-13
7.		24 Min	2-16
8.	18	5/2	2-2
9.		16/1/2	5-9
10.		24/2/1	3-13

11.	18	24/2/2	0-11
12.		25/1	6-11
13.		25/2	1-9
14.	22	5/1	8-11
15.		5/2	0-17
16.		6/1/1	2-10
17.	23	6/1/2	2-5
18.		6/2	1-9
19.	23	4/1	2-7
Total			50K-11M or 6.31875 Acres

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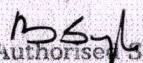
PUNJAB BUREAU OF INVESTMENT PROMOTION
DEPARTMENT OF INVESTMENT PROMOTION
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1. The C.L.U shall be in the hands of M/s Century Plyboards India Ltd., Village-Daulowal, District-Hoshiarpur.
2. The issue of ownership of land is independent and exclusive of permission of change of land use. Therefore, the permission of C.L.U. does not in any manner grant or effect ownership right of this land. The applicant in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
3. In case of any controversy amongst the Partners/Directors or any litigation in any Court of law, this office shall in no manner be responsible/party to it.
4. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
5. The applicant shall also obtain NOC/permission from other concerned department/s.
6. Applicant has deposited Rs. 5,24,457 /- (Five Lakh Twenty Four Thousand Four Hundred Fifty Seven Only) as EDC and Rs. 26, 223 /- (Twenty Six thousand Two Hundred Twenty Three Only) as SIF.
However, the applicant shall be liable to pay the differences of amount, if any, found at any point of time by any department or concerned Development Authority as and when demanded.
7. Applicant shall not bifurcate the site and shall develop the site as a single unit.
8. The applicant shall get the Zoning Plan, Building Plans and Service Plans approved from the concerned Competent Authorities.
9. All set-backs, parking norms, height, ground coverage, FAR and all other provisions made thereunder shall be as per the applicable Building Rules of Government of Punjab, Department of Housing & Urban Development.
10. There shall be no restriction on height of building subject to clearance from Air Force Authority. However, structural safety and fire safety requirements are as per N.B.C. shall be compulsory.
11. The applicant shall leave 45 feet wide strip of land from its own land for widening of the existing road (60 feet wide) to 150 feet. He shall also leave 30 meter as no Construction zone as per the provision of the Act.
12. Applicant shall not undertake/continue with any development work/construction on the site until Building Plans are approved from the Competent Authority.
13. As per section 83 of Punjab Regional and Town planning and Development Act, 1995 amendment, 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

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M/s Century Plyboards (India) Limited, Hoshiarpur
Letter of Regulatory Clearances-III

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- which 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.
14. The CLU for Khasra Numbers 18//5/2 (2-2) has been considered subject to the condition that the applicant shall keep the 2 karam wide revenue rasta passing between khasra no. 18//5/2 and 18//6/ unobstructed.
 15. Through Revenue rasta/khals, if any, passing through the site shall be kept unobstructed.
 16. Applicant shall not construct any building under HT and LT electric line if any, passing through the site or shall get this line shifted by applying to the concerned Authority and abide by the rules/guidelines of the Concerned Authority/Department while making construction in the site.
 17. Applicant shall make provision for the disposal of rain/storm water of the proposed project and shall not obstruct the flow of rain/Storm water of the surrounding area.
 18. Applicant shall make provision of rain water harvesting within the project area at its own cost.
 19. Applicant shall also install solar heating system at the site as per PEDDA guidelines.
 20. Applicant shall make its own suitable arrangement for provision for drinking water supply and disposal of sewerage and solid waste management.
 21. As per memo No. PUDA/CA/20131713-16 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 office (Deputy Commissioner) of the district and subject to the guidelines/safeguards envisaged from time to time in this connection by the authority for ground water extraction and rain water harvesting recharges etc.

Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP

No. PBIP/CAPA(HUD)/2017/886

Dated. 22/09/2017

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