



Issued To: Star Impact Pvt. Ltd.
District: Sangrur
IPIN-19025289
Application ID:1903299649



CLU FROM HOUSING AND URBAN DEVELOPMENT DEPARTMENT

Subject: Change of Land Use (CLU) to M/s Star Impact Pvt. Ltd. at Village-Hakimpura (H.B.No. 78), Tehsil-Malerkotla & District-Sangrur, Punjab for Industrial Purpose (Manufacturing of Sports Shoes and Sports Goods) on an area of 57 Bigha-12 Biswa - 12 Biswasi (12.006 Acres).

Change of Land Use to M/s Star Impact Pvt. Ltd. at Village- Hakimpura (H.B. No. 78), Tehsil- Malerkotla & District- Sangrur, Punjab for Industrial Purpose (Manufacturing of Sports Shoes and Sports Goods) on an area of 57 Bigha -12 Biswa - 12 Biswasi (12.006 Acres), which does not fall in any Notified Local Planning Area or Master Plan, has been considered at the level of Competent Authority Project Approval, Punjab Bureau of Investment Promotion, Chandigarh on the basis of detail of land submitted by the applicant and duly verified by the Circular Revenue Officer (CRO) as per below:

Sr. No.	Khasra No.s	Area in Bigha-Biswa-Biswasi
1.	614/477/1	1-15-0
2.	616/478	5-3-0
3.	618/479/1	0-11-0
4.	480/1	0-10-0
5.	481	6-5-0
6.	482/1	1-16-0
7.	483/1	1-0-0
8.	484/1	0-19-0
9.	485/1	6-0-0

10.	486	6-5-0
11.	487/1	1-0-0
12.	488/1	0-15-12
13.	491/1	0-17-0
14.	492/1	6-5-0
15.	493	6-5-0
16.	494	3-6-0
17.	495	7-14-0
18.	496/1	1-6-0
Total		57 Bigha-12 Biswa - 12 Biswasi or 12.006 Acres

The permission for Change of Land Use is hereby granted for Industrial Purpose (Manufacturing of Sports Shoes and Sports Goods) under the following terms and conditions:

1. The C.L.U shall be in the hands of M/s Star Impact Pvt. Ltd.

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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

FOL STAR IMPACT PVT. LTD.

Authorised Signatory



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2. As per section 83 of Punjab Regional and Town planning and Development Act, 1995 (or as amended from time to time), 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 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.
3. The applicant shall not bifurcate the site and shall develop the site as a single unit.
4. 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 affect ownership right of this land which shall be decided by the Competent Revenue Authority. The applicant in whose hand this change of land use lies shall be bound by the decision of such Competent Authority.
5. The applicant shall be responsible for any litigation, if any, regarding land in any court of Law.
6. 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.
7. The applicant shall get the Layout, Zoning and Building Plans approved for the proposed area from Competent Authority i.e. Department of Housing and Urban Development under Building Rules 2018 before undertaking any development/construction on the site and shall also get the Building Plans approved from Directorate of Factories under Punjab Factories Rules, 1952. In case any changes are suggested in the building plans by Department of Factories, then the applicant shall get the Revised Building Plans approved from Housing and Urban Development Department also.
8. This permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
9. The applicant shall obtain any other permission required under any other Act/Law at his own level from any other Department/Authority.
10. The applicant shall obtain NOC from PPCB required under the Water (Prevention and Control of Pollution) Act, 1974, Municipal Solid Waste Management and Handling Rules, 2016 or any other relevant Act before undertaking any development/construction at the site.

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Authorised Signatory

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11. The applicant shall ensure the minimum distance from the nearby residential area, if any, as prescribed by PPCB, Deptt. of Environment or other Competent Authority in this regard and as per Notification dated 25.07.2008 of the Deptt. of Science, Technology & Environment, Punjab.
12. The applicant shall obtain approval/NOC from Competent Authority to fulfill the requirement of Notification dated 14.09.2006 of Ministry of Environment and Forest, Govt. of India before starting development work on the site.
13. The applicant shall obtain NOC from the Forest Department, under Forest Conservation Act, 1980, (if applicable), or any other relevant act before undertaking development at the site.
14. The applicant shall make necessary arrangements for firefighting as per NOC granted by the Competent Authority.
15. The Revenue rasta/khals, if any, passing through the site shall be kept unobstructed.
16. The 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.
17. The applicant shall make provision of rain water harvesting within the project area at its own cost.
18. The applicant shall obtain NOC from the Competent Authority as per PEDDA guidelines.
19. The applicant shall make its own suitable arrangement for provision of drinking water supply and disposal of sewage and solid waste management.
20. The applicant shall be liable to pay the charges/differential amount of charges, if any, found at any point of time by any department or concerned Development Authority as and when demanded.
21. As per Notification issued vide Memo No. PUDA/CA/2013/1713-16, dated 27.02.13, the applicant shall not use underground water for construction of development works in the notified area and shall use only surface water sources or treated water from nearby Sewage Treatment Plant.

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For. STAR IMPACT PVT. LTD.

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22. The applicant shall leave 30 meter wide No Construction Zone along 80 feet 9 Inches wide approach road (Malerkotla-Raikot, MDR) as it is a Scheduled Road.
23. The applicant shall obtain road access permission from the Competent Authority u/s 143 of the PRTD Act 1995 as the site falls on scheduled road.
24. The applicant shall strictly abide by the Undertakings dt 29.10.2019 & dt. 6.11.2019 submitted in this office thereby implying:
 - a) The applicant shall not do any construction without approval of Building Plans as per Building Rules
 - b) The applicant shall dismantle the pillars of foundation in case of non-compliance of set-backs as per Rules or non-compliance of Plinth Certificate issued by the concerned Authority
25. The applicant shall not construct any building under HT/LT line's if any, passing through the site.
26. The applicant has deposited Rs. 9,96,500/- (Nine Lakh Ninety Six Thousand Five Hundred Only) as EDC&Rs. 49,825/- (Forty Nine Thousand Eight Hundred Twenty Five Only) as SIF as per online record on dated 06.11.2019. The site falls in Potential Zone No. 4 as per Notification No.17/17/2001-5Hg2/PF/748168/17 dated 6.5.2016.

No. PBIP/CAPA(HUD)/2019/405
Dated: 19.11.2019

Digitally signed by Pankaj Bawa
Date: 2019.11.19 11:30:12
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**Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP
Dated: 19.11.2019**

No. PBIP/CAPA(HUD)/2019/406

A copy is forwarded to District Town Planner, Sangrur for information & necessary action please.

Digitally signed by Pankaj
Bawa
Date: 2019.11.19 11:30:31
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**Competent Authority Project Approval
Housing & Urban Development Department
Punjab Bureau of Investment Promotion, GoP**

For. STAR IMPACT PVT. LTD.

Wahab
Authorised Signatory

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