

PUNJAB INDUSTRIAL ESTATES DEVELOPMENT AND MANAGEMENT COMPANY



QUAID-E-AZAM BUSINESS PARK



ABOUT PIEDMC

PIEDMC is incorporated under Section 42 of Companies Ordinance, 1984 and being run by Board of Directors headed by the Chairman.

The Board comprises of nine (9) private sector industrialists as independent directors and six (6) members from Government side.

PROJECTS DEVELOPED BY PIEDMC

Developed and sold:

- Sundar Industrial Estate (Lahore)
- Multan Industrial Estate Ph-II



Rehabilitated:

- Quaid-e-Azam Industrial Estate (Lahore)
- Multan Industrial Estate Phase-I



Developed and currently selling:

- Bhalwal Industrial Estate
- Rahimyar Khan Industrial Estate
- Vehari Industrial Estate



Ongoing Projects:

- Quaid-e-Azam Business Park (M2 Sheikhpura)
- Bahawalpur Industrial Estate





Quaid-e-Azam Business Park is ideally located on Lahore-Islamabad Motorway near Sheikhpura Interchange, the project is linked with all major cities, sea ports and dry ports of the country through a network of national Highways and Motorways.

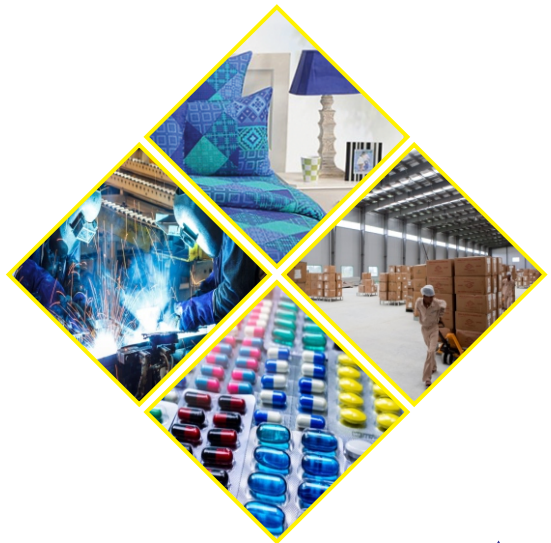
This landmark project is spread over 1536 acres of land. The Park is privileged to have a dedicated motorway interchange at its doorstep.

Additionally, 200 acres have been dedicated for a labor colony that will provide accommodation facility to 30,000 workers of the project.

Quaid-e-Azam Business Park, after completion, will have the capacity to generate two hundred and fifty thousand new jobs for skilled and unskilled workers along with empowering a skilled women workforce.

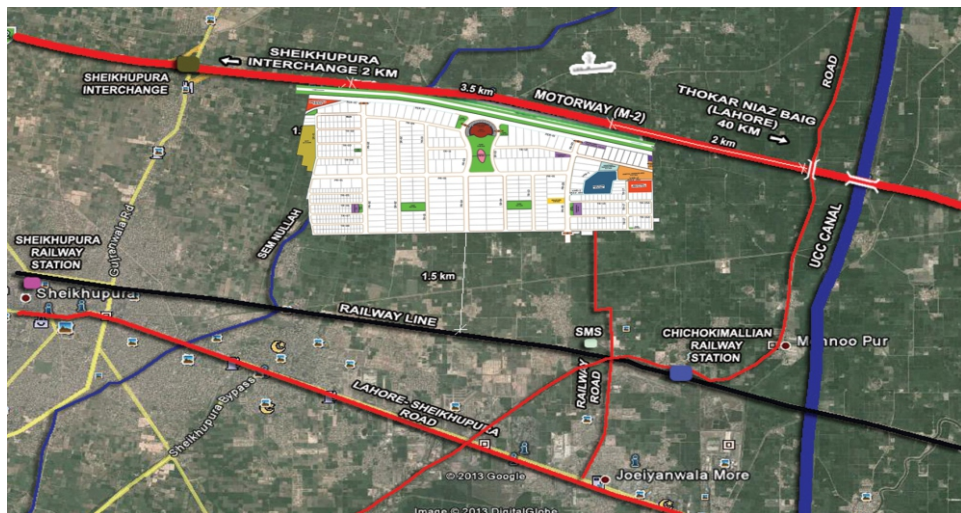
High Potential Sectors:

- Manufacturing
- Services
- Warehousing
- IT
- Logistics
- Light Engineering
- Auto parts
- Plastic Industry
- Pharmaceuticals
- Chemicals
- Electronics
- Food & Beverages
- Mobile Manufacturing





LOCATION MAP QUAID-E-AZAM BUSINESS PARK



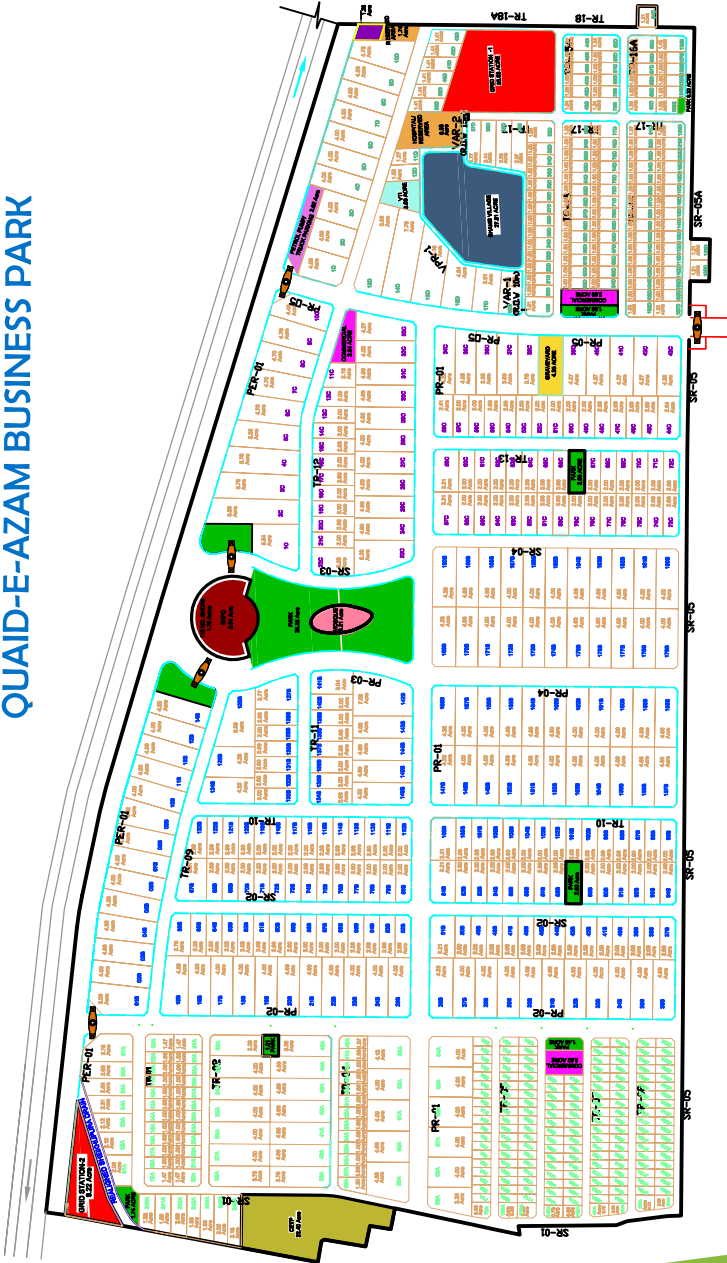
VALUE-ADDED FACILITIES

- Labour Colony
- Hotel
- Medical Center
- Rail track
- Wholesale Market
- Machinery / Spares/ Tools Market
- Truck Parking Lot
- Automotive Repair Facility
- Expo Center
- Business Center / Virtual Offices
- Bus Shuttle Service
- Multi Storey Complex

STANDARD FACILITIES

- One Window Services
- Electricity
- Gas
- Potable Water
- RESCUE - 1122
- Fuel Station
- Govt. Offices
- Vocational Training Institute
- Waste Disposal

MASTER PLAN QUAID-E-AZAM BUSINESS PARK





SERVICES WE PROVIDE *



1. Policy and Procedure for Sale of Plots:
2. Policy and Procedure for Merger of Plots:
3. Procedure for Temporary/Permanent Electric Connections:
4. Procedure for Water/Sewerage Connections:
5. Procedure for Map Approval:
6. Issuance of Permission to Mortgage:
7. Change of Business:
8. Procedure for obtaining Completion Certificate:
9. Sale Deed of Plot:

*** Disclaimer:**

PIEDMC reserves the rights to amend / alters any process / documents required related to these services from time to time.





1. Policy and Procedure for Sale of Plots:



1. Interested Customer submits an application, on prescribed application form, along with required documents as listed below with pay order/Demand Draft of plot price to the Marketing Department:

General Document Requirement	i. Project Business Plan (including number of employees & construction plan/schedule) ii. NTN Certificate Copy iii. Undertaking of clean bank record & resolution to meet financial needs of the project iv. Letter of Intent (In case of installments) v. Undertaking to comply with Environmental Laws vi. Undertaking to start construction within 3 months of possession vii. Copies of CNIC (NADRA) of all the Directors/Partners/Proprietor. Passport in case of Foreign National Director(s). viii. Installment Plan on legal stamp paper along with Post Dated Cheques (in case of installments) ix. One Passport size latest Picture of all Directors/Partners/Proprietor with white background (25mm x 45mm). x. Resolution of directors/partner/person to purchase plot and authorized director/partner/person to sign all documents related to booking of plot
Additional Documents in case of Company	i. Certificate of Incorporation ii. Copy of Memorandum & Articles of Association duly attested by SECP and Company Secretary
Additional Documents in case of Partnership firm	i. Copy of Partnership Deed and Form C for registration of firm
Additional Documents in case of Joint Venture	i. Copy of Joint Venture Agreement

2. Plots are allotted in the name of Firm/Company only. Allotment on individual name/capacity is not allowed.
3. Submission of application does not confirm allotment of plot.
4. Plots will be allotted through balloting/First come first serve basis based on applications.



1. Policy and Procedure for Sale of Plots:



5. Possession of the plot is handed to the allottee after depositing full payment against price of plot and possession fee. After full payment following documents are issued to the allottee:
 - i. Allotment letter
 - ii. Possession Letter
 - iii. Agreement to sell is signed
6. Once physical possession is handed over, the customer can construct his factory after getting approval of construction drawings from Building Control Department of PIEDMC.
7. The allottee becomes eligible for obtaining completion certificate when his unit is complete as per approved plan and he has initiated production at his factory.
8. Once completion certificate is issued to the allottee, he can apply for signing of Sale Deed (Registry) for his Plot. Through sale deed right of ownership are transferred from PIEDMC to the allottee.



2. Policy and Procedure for Merger of Plots:



1. If a customer intends to merge two or more plots, he will have to obtain approval from the Competent authority of PIEDMC.
2. Merger of plots will be allowed only if plots to be merged full fill the following three conditions:
 - i. Located adjacent to each other.
 - ii. Allotted on the same company name.
 - iii. Full price of the plots has been deposited to PIEDMC.
3. After merger of plots, all merged plots will be considered as single entity, similarly, all utility connections will be provided as single entity plots.
4. The allottee of plot will submit an application for merger of his plots to The Marketing Department-PIEDMC and clear all his pending charges.
5. Application will be scrutinised by the technical department and afterwards approval will be granted by the competent authority for merger of plots.
6. After approval of Merger, Revised allotment, possession letter will be issued and agreement to sell will be signed.
7. Previous original document will be confiscated.

3. Procedure for Temporary / Permanent Electric Connections

1. Application Form for Temporary/Permanent Electricity connection duly filled and signed by the allottee along with covering letter along with following:
 - i. Copy of CNIC of owner & witness
 - ii. Copy of Allotment and Possession Letter
 - iii. Copy of EPA application receiving (in case of permanent connection)
2. Application will be processed by the Electrical Department-PIEDMC / BOM and demand note will be generated. The customer will make payment of the demand note.
3. Electricity connection will be energised after payment of Demand Note.
4. Issuance of Electricity Bill
 - i. Bills are issued on monthly basis.
 - ii. Duplicate bills can be obtained on request.

4. Procedure for Water / Sewerage Connections:

1. Application for water/sewerage connection to be submitted along with following:
 - i. Copy of CNIC of owner
 - ii. Copy of Possession Letter
 - iii. Water Connection Fee
2. Water connection will be granted after clearance of payment.

5. Procedure for Map Approval:

1. Application for map approval to be submitted along with following:
 - i. Application for approval of drawings for construction
 - ii. Copy of Possession Slip, Agreement to sell and possession letter
 - iii. 3 sets of submission drawings (Ammonia Prints) including structural and electrical drawings
 - iv. Soft copy of original drawings on CD
 - v. Architectural Certificate (having valid PCATP registration) (as per by-laws)
 - vi. Structure Stability Certificate of M.sc Engineer (having valid PEC registration) (as per by-laws)
 - vii. Stamped and Signed By-Laws of PIEDMC by owner and architect
 - viii. Soil Test Report
 - ix. Environmental Certificate/Receiving from EPA
 - x. Contractors Certificate
 - xi. Work Schedule
2. Case will be approved after scrutiny of submission drawings by BCD department.
3. Construction will be allowed after submission of map approval fee.



6. Issuance of Permission to Mortgage:



1. Application for issuance of Permission to mortgage stating name of bank and its branch for which permission is required should be submitted to The Marketing Department.
2. Permission to Mortgage will be issued by The Legal Department.



7. Change of Business:



1. Application to change nature of business of plot mentioning new business line from owner of plot to the marketing department along with process flow and business details.
2. Case will be scrutinised by the Environment department PIEDMC.
3. Once cleared by the environment department and approval from the competent authority, NOC for change of business is issued.

8. Procedure for obtaining Completion Certificate:

1. Application for obtaining completion Certificate to be submitted after running factory for 3 months, along with following:
 - i. Three sets of as built drawings (Ammonia Prints with owners and architects signatures)
 - ii. Soft Copy of as Built Drawings on CD
 - iii. Clearance Certificate from EPD
 - iv. Firefighting equipment and network plan with certificate
 - v. Social Security registration certificate
 - vi. EOBI registration certificate
 - vii. Insurance registration certificate
 - viii. Labour Welfare registration certificate
 - ix. Electrical Industrial Design with sign/stamp by electrical engineer (PEC registered certificate)
 - x. Structure Stability Certificate (as per by-laws)
2. Case will be scrutinised by BCD department of PIEDMC and visit of factory will be conducted.
3. After successful visit, case for issuance of completion certificate will be processed and approval will be obtained from the Competent authority.
4. Completion certificate will be issued after approval by the legal department.

9. Sale Deed of Plot:

1. Request for issuance of Sale Deed of Plot with a copy of completion certificate of said plot to be submitted to the Legal Department.
2. Payment of fee for signing of Sale Deed.
3. Sale Deed is signed between the customer and PIEDMC.