



Issued To: Harp Chemicals Pvt. Ltd.  
District: Sangrur  
I-PIN.: 220683465  
Application ID- 2209586539



**Subject: Approval of Building Plans of Harp Chemicals Pvt. Ltd. at Village Jahangir (H.B.No.61) Tehsil Dhuri, District Sangrur on an area measuring 73 Bigha- 9 Biswa (15.30 Acres).**

In reference to the application for approval of Building Plan, it is informed that as per the Notification No. PS/PSHUD/206 dated 12.11.2021, separate CLU approval for setting up of standalone industry in designated zone is not required subject to the conditions mentioned in the said notification.

Now the case for approval of Building Plans on an area measuring 73 Biswa 09 Biswa (15.30 Acres) falling in LPA, Dhuri for Industrial Purpose (Ethanol manufacturing Plant) in the name of Harp Chemicals Pvt Ltd, Village jahangir (H.B.No. 61), Tehsil Dhuri, District Sangrur, has been considered for approval on the basis of field report received from DTP , Directions given vide letter no.2739CTP (Pb)/SP-477 dated 21/06/2022 Sangrur , Sub Divisional Magistrate Dhuri report dated 1/06/2022 and CRO report Dhuri dated 13/09/2022 & 27/9/2022 comprising of Khasra details as below :-

Khasra no.	Area in Bigha-Biswa
52	3-3
2537/53	3-2
2536/53	3-3
55	6-5
58	6-5
60	3-2
2455/57	3-2
2599/59	1-2
2600/59	5-3
54	6-5
56	6-5
2454/57	3-3
51	4-7
2453/50	2-9
2449/49	1-11
2452/50	2-16
47/2	5-15
2450/49	3-18
2451/50	2-13



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Total	73 Bigha - 9 Biswa or 15.30 Acres
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**The approval is hereby granted subject to the following terms and conditions: -**

1. Site falls in notified LPA Dhuri and while preparing Master Plan, if the site comes under non-conforming land use zone of to be notified Master Plan Dhuri, you shall be bound to accept the provisions of section 79 and other rules/clauses of "The Punjab Regional and Town Planning and Development Act, 1995".
2. The applicant shall also get the Building Plans approved from the Directorate of Factories under Punjab Factory Rules, 1952.
3. The applicant shall not discharge waste water into the any minor/major drain passing nearby or in area surrounding to the site and shall also not obstruct the same in any manner.
4. The services shall be laid down as per applicable Public Health norms.
5. The building shall be constructed as per the approved Building Plans/Service Plans and in compliance with the Building Rules 2021, as amended from time to time of Department of Housing and Urban Development.
6. Plinth level shall be as specified in building rules-2021.
7. The applicant shall make necessary arrangements for firefighting as per the norms and shall abide by terms & conditions of provisional Fire NOC issued by Punjab Fire Services, Dhuri vide letter no. 2105-60764-Fire/44727 dated 14/11/2022. In case the final approval from fire department varies from approved building plans then applicant shall re-apply for seeking revised approval.
8. The applicant shall obtain CTE and CTO from Punjab Pollution Control Board on its own before developing the site.
9. The applicant shall maintain clearance zone (Horizontal and Vertical) beneath H.T./L.T. Line (if any) as per the norms of PSPCL and shall not construct any building/structure beneath this





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electric line passing through the site or shall get these lines shifted with the permission of the Competent Authority of PSPCL.

10. The applicant shall get the L.T Lines shifted from PSPCL before starting any construction at site as per the undertaking submitted. NOC from PSPCL shall be ensured before completion.
11. The applicant shall abide by the Action Plan issued by the Government regarding Monitoring of the demolition & construction activity Vide Memo No. 17/20/2016-1HG1/1112 dated 02.03.2017.
12. The Planting of trees of indigenous species shall be mandatory as per provisions under PUPD Building Rules, 2021 and shall be verified at site at the time of completion.
13. The applicant shall obtain any other permission required under any other Act/Law from any other Department/Authority at his own level, before start of construction at site.
14. The applicant shall obtain Completion and Occupation Certificate from the Concerned Competent Authority before occupying the building.
15. The provisions of Punjab Energy Conservation Code shall be applicable in accordance with the Govt. Notification Vide No. 18/4/2016HG1/1856 dated 24.06.2016, as amended from time to time and applicant shall obtain NOC (if applicable) from PEDDA under Energy Conservation Building Code (ECBC) before start of construction. In case any changes are suggested in the building plans under the PEDDA guideline/rules, then the applicant shall get the Revised Building Plans approved from the competent authority also.
16. The applicant shall be responsible for the number of workers to be employed in the industry and the provision of toilets made accordingly as per the CAF. In case there is any increase in the number of workers, the same shall be intimated to the competent authority of the Directorate of Factories and you shall be bound to get the building plans revised (by making additional provision in the toilets) from the Competent Authority and make the provisions on site accordingly.
17. Applicant shall make provision of Rain Water Harvesting as per Building Rules, 2021 within the project area at his own cost.

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**PUNJAB BUREAU OF INVESTMENT PROMOTION**

DEPARTMENT OF INVESTMENT PROMOTION

ADDRESS: UDYOG BHAWAN, SECTOR 17, CHANDIGARH

TEL: 0172 2776001; Email: [info@investpunjab.gov.in](mailto:info@investpunjab.gov.in); Website: [www.investpunjab.gov.in](http://www.investpunjab.gov.in)





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18. Applicant shall install Roof Top Solar Water Heating System at the site as per PEDAGuidelines.
19. Applicant shall install solar photo voltaic panels at the site as per PEDAGuidelines before completion.
20. The applicant shall strictly abide by the provisions regarding Sustainable Waste Management under Building Rules, 2021 regarding which approval of Competent Authority shall be mandatory.
21. Applicant shall be responsible for making its own suitable arrangement for provision of drinking water supply, electricity, disposal of sewage, solid waste management and works related to public health shall be done under the supervision of registered plumber with the Competent Authority as per undertaking submitted in Form 'A'.
22. The applicant shall construct the building as per the structural drawings designed by registered Structural Engineer, Saloni Apoorva. ME (Structure) and the construction shall be done under the supervision of the said Structural Engineer and Architect Anupam Vinod Sharma, Registration No. CA/94/17776 as per undertaking submitted with Form 'A'. The applicant and the Structural Engineer shall be responsible for the safety of the structure as per Structural Stability Certificate.
23. The applicant shall abide by the terms & condition of the approval from Petroleum & Explosives Safety Organization (PESO), Ministry of Commerce & Industry GoI as per letter no. A/P/NC/PB/15/2254 (P539921) dated 21/06/2022 .
24. Applicant shall obtain the required NOCs from the concerned District Authority (Deputy Commissioner, Sangrur) and shall abide by the terms & condition mentioned in the NOCs.
25. During the construction of building, if the Owner/ Architect/ Civil Engineer/ Structural Engineer are changed, the applicant shall intimate the Competent Authority by email or online building plan approval system that he is no longer responsible for the project from the date of

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actual dispatch of the letter. The information must be sent within seven days of occurrence of the change to the Competent Authority by the respective owner/ Architect/Engineer. The construction work shall have to be suspended until the new owner/ Architect/ Civil Engineer/ Structural Engineer, as case maybe, undertakes the full responsibility of the project vide forms and documents submitted at the time of applying for erection/ re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professionals shall be considered to be final by the Competent Authority or any other person authorized by him.

26. The applicant shall be liable to pay the difference of amount, if any, found at any point of time by any department or concerned Development Authority within 30 days from the date of demand.
27. The applicant shall abide by all the provisions of "The Punjab Regional and Town Planning and Development Act, 1995 amended from time to time and shall also abide by provisions Unified Zoning Regulations dated 24/09/2021.
28. The applicant shall leave 16'-3" wide strip of land from his own site for widening of existing 47'-6" wide approach road to 80'-0" as per the Department rules/guidelines & this area shall be part of Public roads and shall also maintain 5-meter-wide No Construction Zone within his site along the 80'-0" wide road.
29. 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. The applicant shall use surface water sources or treated water from nearby Sewage Treatment Plant.
30. The applicant shall obtain NOC from Forest Department and shall abide by the terms and conditions. If the NOC issued by the Forest Department is not obtained/complied due to any reason, then the applicant shall not claim any compensation from HUD.
31. Applicant shall demolish the house and motor room existing within site and shall develop the site as per approved Site plan as per the undertaking submitted.

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32. The applicant has deposited EDC charges of Rs. 16,90,460/-, SIF of Rs. 84,530/-, Building Plan Scrutiny fee of Rs. 15,85,200/-, Boundary wall of Rs. 12,120/- and processing fee of Rs. 20,000/- as per Transaction Id/reference no.: 459630107 dated 15/11/2022 in PBIP.

In case of non-compliance of any of the conditions by the applicant, the approval of the building plans shall be deemed to be cancelled.


No. PBIP/STP(HUD)/2022/750  
Dated 30/11/2022

  
Senior Town Planner,  
Housing & Urban Development Department  
Punjab Bureau of Investment Promotion, GoP.

No. PBIP/STP(HUD)/2022/

Dated

A Copy is forwarded to Labour Commissioner with a request to verify the Building and Other Construction Workers Welfare Cess of Rs 25,59,500/- deposited as per Transaction Id/reference no. PBIP-10402 dated 22/11/2022 in PBIP. In case of any difference in the amount, the same may be recovered from the Company at your own level.


  
Senior Town Planner  
Housing & Urban Development Department  
Punjab Bureau of Investment Promotion, GoP.

No. PBIP/STP(HUD)/2022/

Dated

A Copy is forwarded to following for information and necessary action please.

1. Chief Administrator, Patiala Development Authority, Patiala.
2. District Town Planner, Sangrur (Copy of the approved Building Plan is enclosed)
3. Member, PPCB, PBIP.
4. Member, Forest Officer, PBIP.
5. Member, Fire Officer PBIP.

  
Senior Town Planner  
Housing & Urban Development Department  
Punjab Bureau of Investment Promotion, GoP.

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