



Issued To: Om Parkash S/o Ladha Ram  
(OP Spring Industries)  
District: Jalandhar  
IPIN: 220156223  
Application ID- 2202604215



**Subject: Approval of Building Plans of Om Parkash S/o Ladha Ram (OP Spring Industries) at Village- Thalla (H.B. No. 161) tehsil Phillaur distt Jalandhar, on an area measuring 14 kanal 13 Marla (1.83125 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.

Therefore, Building Plans on an area measuring 14 kanal 13 Marla (1.83125 acres) falling in Local Planning Area, Goraya for Industrial Purpose (Springs and Shutter Parts) in the name of Om Parkash S/o Ladha Ram (OP Spring Industries), village Thalla (H.B. No. 161) tehsil phillaur distt Jalandhar comprising of Khasra no 11/2 (1-6), 12 (8-7), 19 (4-3) and 20/1 (0-17), (14 kanal 13 Marla) has been considered for approval on the basis of uploaded Aks Shajra and detail of land duly verified by C.R.O., Phagwara (vide report dated 17.02.2022) and field report from DTP, Kapurthala. The approval is hereby granted subject to the following terms and conditions:-

1. The applicant shall also get the Building Plans approved from the Directorate of Factories under Punjab Factory Rules, 1952.
2. 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.
3. The services shall be laid down as per applicable Public Health norms.
4. 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.
5. Plinth level shall be as specified in building rules.
6. The applicant shall maintain clearance zone (Horizontal and Vertical) beneath 11 K.V. H.T. Line as per the norms of PSPCL and shall not construct any building/structure beneath this electric line passing through the site or shall get these lines shifted, with the permission of the Competent Authority of PSPCL.

For *Om Parkash S/o Ladha Ram*  
Prop.

This is a computer generated copy. Hence no signatures required

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)

Page 1 of 3





Issued To: Om Parkash S/o Ladh Ram  
(OP Spring Industries)  
District: Jalandhar  
IPIN: 220156223  
Application ID- 2202604215

**INVEST**  
**PUNJAB**  
BUSINESS FIRST

7. The applicant shall obtain CTE and CTO from Punjab Pollution Control Board on its own and shall ensure it before seeking completion.
8. The applicant shall abide by the Terms and Conditions of the NOC issued by Executive Engineer Central, Executive No.3, Ludhiana, PWD vide letter No. 311 dated 25/02/2022
9. 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 Phagwara vide letter no. 1704-50146-Fire/35741 Dated 27-Mar-2022.
10. 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-IHG1/1112 dated 02.03.2017.
11. 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.
12. 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.
13. The applicant shall obtain Completion and Occupation Certificate from the Concerned Competent Authority of Department of Housing and Urban Development before occupying the building as per Building Rules 2021.
14. 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 Housing and Urban Development Department also.
15. 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 <sup>For OP Spring Industries</sup> ~~by making~~ <sup>Prop.</sup> ~~Prop.~~).

This is a computer generated copy. Hence no signatures required

PUNJAB BUREAU OF INVESTMENT PROMOTION  
DEPARTMENT OF INVESTMENT PROMOTION  
ADDRESS: CIVIC BAZAAR, 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)

Page 2 of 5





Issued To: Om Parkash S/o Ladha Ram  
(OP Spring Industries)  
District: Jalandhar  
IPIN: 220156223  
Application ID- 2202604215



additional provision in the toilets) from the Department of HUD and make the provisions on site accordingly.

16. Applicant shall make provision of Rain Water Harvesting as per Building Rules, 2021 within the project area at his own cost.
17. Applicant shall install Roof Top Solar Water Heating System at the site as per PEDAs guidelines.
18. 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.
19. 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'.
20. The applicant shall construct the building as per the structural drawings designed by registered Structural Engineer, Dr. Rajwinder Singh Bansal (PHD, M. Tech. Structure) and the construction shall be done under the supervision of the said Structural Engineer and Architect Bhanu Verma, CA/2015/69633 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.
21. 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 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 wide forms and documents submitted at the time of applying for erection/ re-erection of the building within seven days of his taking over. *For OP Spring Industries*

This is a computer generated copy. Hence no signatures required





Issued To: Om Parkash S/o Ladha Ram  
(OP Spring Industries)  
District: Jalandhar  
IPIN: 220156223  
Application ID- 2202604215

**INVEST  
PUNJAB**  
BUSINESS FIRST

- intimation regarding change of name of professionals shall be considered to be final by the Competent Authority or any other person authorized by him.
22. 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.
23. The site falls in LPA, Goraya. If the site comes under non-conforming land use zone of to be notified Master Plan, Goraya, 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".
24. The applicant shall leave 42 feet wide strip of land for widening of the existing 66 feet wide road to 150 feet and shall leave 5 meters as No Construction Zone.
25. The permission has been issued for jointly owned land which has not been portioned and that Government will not be liable for any dispute/litigation between applicant and other co-owners or consequent issues arising with any other person/s.
26. In case of any dispute as regard to any encumbrance on the site you shall solely be responsible for the same and Department/Government will not be liable for any dispute/litigation regarding any encumbrance.
27. 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.
28. The applicant has deposited Processing fee of Rs. 6000/-, EDC charges of Rs. 10,06,650/- SIF of Rs. 50,335/- and Scrutiny fee (including Boundary wall) of Rs. 1,87,700/- received in PBIP as per receipt no. 9788 dated 10/06/2022.

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/ 319  
Dated: 17-6-2022

*SPD*  
For **OP Spring Industries**  
Senior Town Planner

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

This is a computer generated copy. Hence no signatures required

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)

Page 4 of 5





Issued To: Om Parkash S/o Ladha Ram  
(OP Spring Industries)  
District: Jalandhar  
IPIN: 220156223  
Application ID- 2202604215

**INVEST  
PUNJAB**  
BUSINESS FIRST

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:- 2,99,000/- received in PBIP as per Receipt No. PBIP-9742 Dated 15-06-2022. In case of any difference in the amount, the same may be recovered from the Company at your own level.

— SJ —  
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, GLADA, Ludhiana.
2. District Town Planner, Jalandhar (*Copy of the approved Building Plan is enclosed*)
3. Member, PPCB, PBIP.
4. Forest Officer, PBIP.
5. Fire Officer, PBIP.

— SJ —  
Senior Town Planner

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

For O.P. Spring Industries  
*Om Parkash*  
— Prop.

This is a computer generated copy. Hence no signatures required

**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)

Page 5 of 5