



Directorate of Town & Country Planning, Haryana  
Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018, web site:  
www.tcpharyana.gov.in,  
Phone: 0172-2549349, e-mail: tcpharyana7@gmail.com



To

Sh. Ramesh Kumar S/o Sh. Mange Ram  
R/o VPO Jharoth, Tehsil Kharkhauda, Distt. Sonapat

Memo No.CLU/ST-  
3284A/CTP/25511/2021

Dated:06/10/2021

Subject:

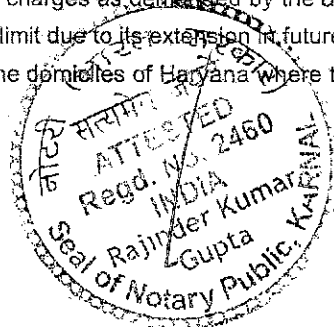
Letter of Intent for grant of change of land use permission for setting up of Retail Outlet (IOCL Petrol Pump) in the revenue estate of Village Mandora, Tehsil Kharkhauda, District Sonapat.

Reference: Your application dated 17.07.2021 on the above cited subject

Your request for grant of change of land use permission for setting up of Retail Outlet (IOCL Petrol Pump) over an area measuring 1225.00 Sqm in comprising Khasra no. 57/9/1/2 min, 12/2 min in the revenue Estate of village Mandora, Tehsil Kharkhauda, District Sonapat has been considered and decided in principle to grant permission for change of land use. Therefore, as per requirement of the provisions of Rule- 26-C of Rules, 1965 you are hereby required to fulfill the following terms and conditions in accordance with Rule 26-D of Rules 1965 and submit the following documents as prerequisite:-

1. An agreement deed on prescribed CLU-II performa (<https://tcpharyana.gov.in/Forms/CLU-Forms/Form%20CLU-II.pdf>) on the Non-judicial Stamp Paper as required under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965 framed there under.
2. A Sum of Rs.122500.00 on account of Conversion Charges (refer Fees and charges at <https://tcpharyana.gov.in/>) be deposited online at [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in).
3. An undertaking on Non-Judicial Stamp Paper that:-
  - I. You shall pay the additional amount of Conversion charges for any variation in area at site in lump sum within a period of 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
  - II. You shall obtain the standard design of building plans of petrol pump site from the concerned oil company. The standard designs will be prepared keeping in view maximum permissible height of 8 meters (single storey) and minimum 3 meters set back. The standard design will be submitted in the office of District Town Planner, of the concerned district for approval. The construction will be started within six months from issuance of permission
  - III. You shall obtain all preventive measures as per norms/requirement of Explosive Department.
  - IV. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of concerned District Town Planner.
  - V. You shall pay the total external development charges as demanded by the department in case the subject land comes under urbanizable limit due to its extension in future.
  - VI. You shall give atleast 75% employment to the domiciles of Haryana where the posts are

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not technical in nature and a quarterly statement indicating the category wise total employment to those who belong to Haryana shall be furnished to the G.M.D.I.C.

VII. You shall deposit labour cess at the time of approval of building plan

VIII. You shall have no objection to land acquisition for laying/augmentation of services at any point of time in future as required by Govt./HSVP.

IX. That no other application for grant of licence/CLU permission for the Khasra nos. covered under the present CLU application stand submitted by you which is pending for consideration/orders

X. You shall obtain occupation certificate from the department after completing the building within two years of issuance of this permission.

XI. You shall get the building plans for the site approved from the department before commencing the construction at site and will start the construction within six months from the date of issuance of final permission.

As laid down under Rule 26-C, you are hereby called upon to fulfill the above said terms and conditions and submit the requisite documents within a period of 30 days from the date of issue of this letter (L.O.I). On your failure, this letter shall stand withdrawn and permission shall be refused as per the provisions of Rule 26-C(2) of Rules, 1965.

*Babita*

Babita Gupta  
District Town Planner  
Directorate of Town &  
Country Planning,  
Haryana

Dated. 06/10/2021

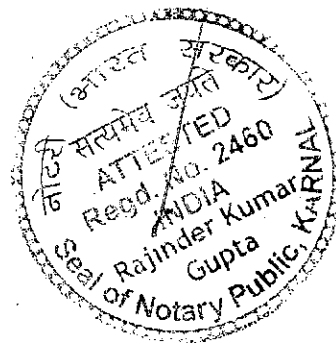
Endst No. CTP/25512-25513/2021

- 1.STP Rohtak
- 2.DTP Sonapat

*Babita*

District Town Planner  
Directorate of Town &  
Country Planning,  
Haryana

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28 OCT 2021

HARYANA PWD (B&R) PROVINCIAL DIVISION NO.1, SONEPAT

To

The Deputy Commissioner,  
Sonapat

No:-

8326

Dated:-

22-10-2021

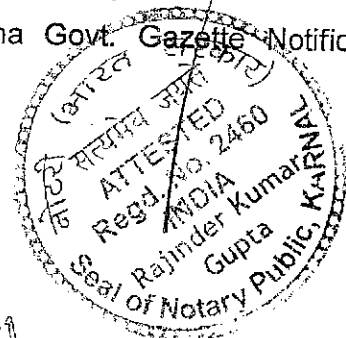
**Subject:- Issue of No objection certificate for development of Retail Outlet (Petrol Pump) situated on Kanwali-Lampur Border Road (ODR) LHS in survey Killa No. 57/12/2, 9/1/2 at Village / Town Mandura Block Kharkhoda, Distt. Sonapat (Haryana).**

**Ref:-** Your good office memo No. 9908-18/PLA dated 21/10/2021.

In this connection, it is kindly intimated that this office has no objection for installing of proposed Retail outlet on Kanwali Lampur Border road at Village Mandora, Block Kharkhoda in Sonapat Distt. with the following conditions:-

1. The proposed retail outlet ( Petrol Pump) falls on Jharot Narela road (ODR) at Village Mandora. The access will be as per norms of Haryana Govt. Gazette Notification no.01/08/2020-B&R (W) dated 27.10.2020.
2. The oil company will ensure the construction of deceleration/acceleration lane in the available width (as allowed through relaxation granted by Government), service road as applicable as per Haryana Govt. Gazette Notification no.01/08/2020-B&R(W) dated 27.10.2020, before construction of approaches and will get the same checked from the department before taking up further construction work in hand. The oil company will take all necessary measures for traffic safety which arise due to the relaxation granted to it.
3. The plinth level of proposed retail outlet (Petrol Pump) shoulder of access road should be atleast 300 mm below the PWD road level.
4. The drainage system shall be provided through slab type culvert only as per IRC recommendation shall be constructed by the oil company and will be maintained in future at his own cost in the access, so that surface water is drained through the opening of the grating. No water should come from the premises of applicant and accumulate in PWD road/land at this location.
5. The oil company shall install all the requisite road signs and provide road markings and in accordance with Clause 8 of the Haryana Govt. Gazette Notification no.01/08/2020-B&R(W) dated 27.10.2020.

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14. The undersigned shall immediately close or dismantle the access in case the location become hazardour from traffic safety view point.
15. That the oil company shall not do in pursuance of access permission any acts which may cause any damage to road.
16. The oil company will be responsible for non compliance of instructions/ guidelines & consequences arising thereafter i/c withdrawal / cancellation of this approval / NOC / dismantling of all construction at his risk & cost etc. etc. & also for submitting wrong information / details if found later on at any stage.
17. The oil company shall ensure that the layout for various facilities inside the fuel station including fuel pumps are located beyond the building line as prescribed in IRC:73 and the provisions of Clause 7 (ENFORCEMENT OF RIGHT OF WAY AND BUILDING LINE) of Haryana Govt. Gazette Notification no.01/08/2020-B&R(W) dated 27.10.2020 shall be strictly adhered by the oil company.
18. That there should be no violation of norms pertaining to intersection prescribed in Haryana Govt. Gazette Notification no.01/08/2020-B&R(W) dated 27.10.2020 as applicable. The NOC will be considered withdrawn / cancelled in case of non compliance of this condition.
19. The NOC will be considered withdrawn/ cancelled in case of non compliance of any instructions / guidelines by the oil company & if any information/ detail submitted by the oil company is found wrong at any stage.
20. That there should be no violation of norms pertaining to intersection prescribed in Haryana Govt. Gazette Notification No. 01/08/2020- B&R (W) dated 27/10/2020 as applicable. The NOC will be considered withdrawn / cancelled in case of non compliance of this condition.
21. That the oil company will construct the fuel station alongwith its access as per approved drawing at their own cost within 6 months of issue of provisional NOC. In case, the construction is not done in 6 months, the provisional NOC shall be deemed to be cancelled unless renewed.
22. The oil company will intimate to the undersigned prior to the start of construction of the said Property that all compliance as per the requirement of the guidelines has been done.

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True Copy Attested



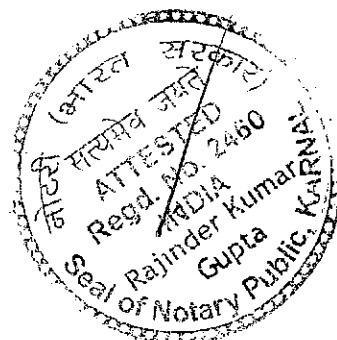
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23. That after completion of construction as per approved drawings and other conditions of Provisional NOC, the oil company shall apply for issuing final approval as per Haryana Govt. Gazette Notification no.01/08/2020-B&R(W) dated 27.10.2020 to the Member Secretary-cum-Executive Engineer. At the time of applying final approval, the authorized representative of the oil company shall submit a certificate that he has inspected the site (duly mentioning the date of inspection) and the construction has been done as per approved drawings and other conditions of provisional NOC.
24. That at the time of issuing Final Formal Permission/license deed is issued by the undersigned after duly certification that the construction have been carried out by the oil company in accordance with the drawing approved by the committee and other conditions of provisional NOC and prevalent guidelines.
25. The oil company shall energize fuel station after signing of license deeds by the Member Secretary -Cum Executive Engineer Concerned. The EE will submit his report to S.E. office regarding completion of construction as per approved drawings/guidelines before engeizing of the Fuel Station.
26. The maintenance of the acceleration / deceleration / service road shall be done by the owner of the proposed fuel station at his own cost.
27. In case the provisional NOC / Final permission is withdrawn by the undersigned, the oil company shall immediately de-energies the fuel station.
28. The checklist & drawings are attached with the letter for kind reference, please.

*Nil*  
DA/Checklist & drawing

*[Signature]*  
Executive Engineer,  
Provincial Division No.1,  
PWD B&R Br., Sonapat.

*[Signature]*  
Four Copy Attached



28 OCT 2021