

Government of India
Ministry of Road Transport & Highways
Regional Office, Kendriya Sadan
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Date: 07.08.2018

To

The Project Director,
National Highways Authority of India,
(Ministry of Road Transport and Highways),
Project Implementation Unit-Jalandhar-144 008
778, Kalia Colony, Jalandhar, Punjab

Sub:- Proposal of access permission to the proposed private property of M/s White Spott Resorts at km 394.164 (LHS) on NH-1(44) at village Kartapur, Tehsil & Distt- Jalandhar in the State of Punjab.

Sir,

Kindly refer to your letter no. 11012/9/PIU/PD/JAL/2015/Private Property/125 dated 10.01.2018 submitting therewith proposal mentioned under subject above for approval. The access is proposed from the existing 7 m wide service road. Based on your recommendations and inspection report the case has been accepted provisionally by Highway Administration (HA) subject to the following conditions:

- (i) That the owner will construct the private property along with its access as per approved drawings at their own cost within 6 months of issue of provisional NOC. In case, the construction is not done in one year, the provisional approval shall be deemed to be cancelled, unless renewed by the Highway Administration.
- (ii) That the Owner shall arrange all the clearances required for constructing the proposed access as per approved drawing himself. The applicant shall also arrange for shifting of utilities if required at his own cost as per the direction of the concerned department.
- (iii) That the issue of final formal permission including issuance of signed license deed should be duly certified by Project Director, NHAI PIU, Jalandhar that the constructions have been carried out by the Owner of the property in accordance with the drawing approved by the Highway Administration.
- (iv) That Owner shall do necessary alteration including complete removal/shifting of the approach roads at its own cost if so required by Ministry, for the development of National Highway or in the interest of safety in this section.
- (v) That Project Director, NHAI, PIU, Jalandhar shall immediately close or dismantle the access in case the location becomes hazardous from traffic safety view point.
- (vi) That the Owner shall not do or cause to be done in pursuance of the access permission any acts which may cause any damage to Highway.
- (vii) That the Owner shall not do or cause to be done, in pursuance of access permission, any act by which safety and convenience of traffic on the Highway shall be disturbed.
- (viii) That the Owner shall ensure that proposed service road shall not be used for parking purpose and there is no overflow of vehicles on approach road.
- (ix) That height restrictions of building structure shall be as per local Govt. guidelines and the building line shall be as per the Punjab Land Improvement Schemes Act, 1963 and IRC guidelines.
- (x) That the Owner shall install all the requisite road signs as per IRC: 67 & provide road markings as per IRC: 35 & in accordance with the Ministry's guidelines dated 24.07.2013 to the satisfaction of Project Director, NHAI, PIU, Jalandhar.
- (xi) That the Owner shall furnish two sets of fresh license deeds (duly indicating chainages of both new & old NH no.) in two originals drawn on new stamp paper as per Ministry's standard norms and duly signed by authorized signatory along with his power of attorney at the time of issue of final permission.

For THE WHITE SPOTT RESORTS

Direk Kumar

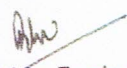
Authorised Person

- (xii) That the Owner shall while utilizing permission shall observe guideline relating to safety and connivance of traffic of the Highway, hygiene (in accordance with the requirement of Swachh Bharat Abhiyan), prevention of nuisance and pollution on the Highway.
- (xiii) That there shall be adequate drainage system on the access to the private property and inside its area so as to ensure that surface water doesn't flow over the highway or any water logging takes place.
2. It is noted that from the location plan that there are nos. of other private properties/fuel station exists within 1km on either sides of the aforesaid property. In this regard it may be clarified that as to whether these private properties/ fuel station have taken permission from NH or not, if not, then necessary notices may be issued by you as per the control of NH (Land & Traffic) Act, 2002, NHAI. Further, the proposal for final permission of aforesaid private property is to be submitted along with notices issued.
3. Development of National Highways is a continuous process and therefore the permission granted hereby for use of NH land doesn't restrict the development of NHs. Thus, the permission being granted hereby is provisionally in nature. The provisional access permission granted hereby is without prejudice to Government to acquire applicant's land (plot of private property), if required for future development of National Highways.
4. The consultant has submitted the DD for Rs.1, 91,443/- in form of DD (DD no. 260316, issued by Punjab National Bank dated 21.07.2018) which has already sent to RPAO vide challan no. 358/2018-19 dated 02.08.2018 for credit in Govt. Account. In this regards it is to be mentioned that additional increase in license fee needs to be submitted by the applicant at the time of final access permission.
5. Notwithstanding to the above, the provisional NOC shall stand cancelled under the following circumstances:
- (i) If any document/information furnished by the applicant proves to be false or if the applicant is found to have willfully suppressed any information.
 - (ii) Any breach of the condition imposed by the by the Highway Administration or the officer authorized by the Administration on his behalf.
 - (iii) If at any later stage, any dispute arises in respect of the ownership of the land on which the Private property is located or regarding the permission for change of land use.

The receipt of approved layout plan may kindly be acknowledged.

Yours faithfully,

Encl.: (one set of proposal along with the signed drawings)


Executive Engineer
for Highway Administration

Copy to: -With an instruction to prepare the access exactly as per approved drawings and no attempt to make direct access shall be made

- (i) M/s White Spott Resorts.
- (ii) M/s Design Crafts.

For THE WHITE SPOTT RESORTS

Authorised Person