



Directorate of Town & Country Planning, Haryana
Plot No. 3, Sector 18-A, Madhya Marg, Chandigarh, Website: tcpharyana.gov.in
Phone: 0172-2771300; E-mail: tcpharyana7@gmail.com

To

Mr/Ms. District Magistrate
Mini Secretariat,
Charkhi Dadri, Charkhi Dadri, 127306,
Haryana,

Memo No. E-Diary-122863/2021/TCP-OFA/918/2021 Dated: 26/04/2021

Subject: Application for Information/Verification for unit falling beyond Controlled Area but falling in Urban Area OR falling outside both controlled Area & Urban Area received vide diary no. TCP-OFA/8034/2021 dated 26/04/2021.

This has reference to your application for NOC outside Urban Areas / Controlled Areas vide diary no. TCP-OFA/8034/2021, dated 26/04/2021, Application No: NOC-5723A. Land details of the site are given below:

Sr. No.	Revenue Estate	Rectangle No. (Mustil)	Kila/Khasra No.
1	Nandha(53)	117	2/2
2	Nandha(53)	117	3
3	Nandha(53)	117	4

It is informed that the site as per the land details mentioned above, falls outside the Urban Areas / Controlled Areas.

This is further subject to following conditions:-

1. Department does not confirm the ownership title on the above land. It is the sole responsibility of the applicant who is entering the information.
2. This memo only verifies the location of above stated land viz-a-viz Urban Areas / Controlled Areas.
3. This information does not provide any immunity to applicability of any other Acts/Rules and regulations of the State Govt. as well as Govt. of India or any other instructions, if applicable to the site/area in question.
4. As and when the site in question is covered under controlled area. you will have to seek fresh permission under the provisions of the Punjab Scheduled Roads and Controlled areas Restrictions of Unregulated Development Act, 1963.
5. The applicant shall adopt the planning norms confirming to BIS and NBC standards during the actual execution of building at site and he shall be solely responsible for structural safety as well as provisions made for fire safety inside the building.
6. The applicant shall not raise any construction within 30 meters restricted belt.

Any breach of the above conditions shall construe automatic cancellation of this memo.

Directorate of Town and Country Planning
Haryana

NOTE: This is a system generated document and hence does not need signatures.



Divisional Forest Officer
CH. DADRI FOREST DWN



HARYANA PUBLIC WORKS DEPARTMENT
(BUILDING & ROADS) BRANCH, NARNAUL
Ph. No. 01282-251267 (O), Fax No. 01282-250037 (O),
E:mail ID: pwd-eeepd-narnaul@hry.nic.in
Website: <http://haryanapwd-bandr.org>

To

The Deputy Commissioner,
District Charkhi Dadri.

No. 7278

Dated: 14/9/22

Subject: NOC for the proposed retail outlet of "Indian Oil Corporation Ltd." at village Nandha on Badhra to Satnali road, Khasra No. 117/2/2, 3, 4 District CHarkhi Dadri State Haryana.

Reference: - Your office memo No. 4389/ PLB dated 30.03.2022.

Provisional NOC for a year is given and regular NOC will be issued after construction of access to retail outlet after final site inspection for the installation of the proposed new retail outlet as per enclosed plan and as per new guideline of 2020 for proposed retail outlet of "Indian Oil Corporation Ltd." at village Nandha on Badhra to Satnali road, Khasra No. 117/2/2, 3, 4 District CHarkhi Dadri State Haryana subject to the following conditions:-

1. The proposed retail outlet (Petrol Pump) falls on MDR and it was decided that the proposed retail outlet (Petrol Pump) should be constructed as per site plan submitted by the IOCL. The access will be strictly as per norms new guideline 2020 / instructions issued by EIC vide No. 152824-152878 dated 13.10.2020.
2. The proposed retail outlet (Petrol Pump) should be constructed as per site plan submitted by the MDR. The access will be strictly as per norms.
3. The oil company will ensure the construction of deceleration / acceleration lane, service road, as applicable as per new guideline 2020, before construction of approaches and will get the same checked from the department before taking up further construction work in hand.
4. The plinth level of proposed retail outlet (Petrol Pump) shoulder of access road should be atleast 300mm below the PWD road level.
5. 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 be accumulated along the PWD road/ berms.


6. The oil company shall install all the requisite road signs as per IRC 67 and provide road markings as per IRC:35 and in accordance with the new guideline 2020 to the satisfaction of the Engineer-in-Charge.
7. The oil company shall while utilizing permission shall observe guidelines relating to safety and convenience of traffic of the highway hygiene (in accordance with the requirement of Swachh Bharat Abhiyan) prevention of nuisance and pollution on the Highway.
8. The oil company shall provide the drinking water and toilet facilities and maintain the same in hygienic conditions within the premises of the fuel station as per Ministry's guidelines and it should be accessible to be public round the clock by the oil company. The toilet facilities should also be include provisions for differently abled persons. A display board showing availability of these facilities shall be installed before entry to the fuel station.
9. The pavement of the access road i/c deceleration & acceleration lanes new guideline 2020. Connecting approaches, service road should have sufficient strength for the expected traffic for the designed period as per IRC guidelines / instructions issued from time to time.
10. There should be sufficient parking area inside by the oil company so that there is no overflow of vehicles on approach road / along the PWD road. No parking will be allowed in PWD land under any circumstances. Failing which necessary action shall be taken by the department.
11. The height restriction of building structure etc. should be as per the local Government guideline / relevant instruction / rules / by laws. Other act / rules such as Schedule road act will also be complied with.
12. The oil company shall be responsible to obtain NOC from all other concerned departments such as forest, town & country planning, local bodies etc. for retail outlet (Petrol Pump) etc. required as per law / rules & regulations.
13. The necessary rent fee / license charge / requisite fee to be levied as per aforesaid Rules will have to be deposited by the applicant oil company in the Government Account well in times.
14. That no water should come from retail outlet (Petrol Pump) & accumulate in PWD road / land at this location.
15. The oil company shall abide by all responsibilities as stated in Appendix-I clause-12 related to "RESPONSIBLE OF OIL COMPANIES / OWNER" of IRC:12-2016. PWD Department will not be responsibility for any implication of any nature arising at a later stage on this account. In case the oil company fails to do so, the Engineer-in-Charge shall dismantle the road access.

16. That the oil company shall not do in pursuance of access permission any acts which may cause any damage to road.
17. 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. & also for submitting wrong information / details if found later on at any stage.
18. 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 provision of clause 8 (ENFORCEMENT OF RIGHT OF WAY AND BUILDING LINE) of Appendix-1 of new guideline 2020 shall be strictly adhered by the oil company.
19. That there should be no violation of norms pertaining to intersection prescribed in new guideline 2020 as applicable. The NOC will be considered withdrawn / cancelled in case of non compliance of this condition.
20. The NOC will 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.
21. Notwithstanding to the above, the provisional NOC issued shall stand cancelled under the following circumstances.
22. If any document / information furnished by the oil company proves to be false or if the oil company is found to have willfully suppressed any information.
23. Any breach of the condition imposed by the department.
24. If at any stage, any dispute arises in respect of the ownership of the land on which the fuel station is located or regarding the permission for change of land use.
25. 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 as per clause 4.11 of new guideline 2020. In case, the construction is not done in 6 months, the provisional NOC shall be deemed to be canceled unless renewed by the committee.
26. The oil company will intimate the concerned Engineer-in-Charge prior to the start of construction of the said property that all compliance as per the requirement of the IRC guidelines has been done.
27. 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 clause 4.11 of new guideline 2020 to the Engineer-in-Charge. 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.

28. That at the time of issuing Final Formal permission / license deed should be issued by Engineer-in-Charge 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.
29. The oil company shall energize fuel station after signing of license deeds by the Executive Engineer concerned.
30. Though as per CWP 26491 of 2016 Hon'ble High court decision dated 31.05.2017 the IRC guidelines are directory in nature and hence, compliance of the guidelines is required keeping in view the safety of road users, to provide all road safety measures and also to ensure that the free flow of traffic on the road would not be hampered by the proposed fuel station.
31. There is no toll plaza on this road and there is no proposal to build toll plaza uptill now.

DA/Copy of plan as received &
Check list.


Executive Engineer,
Provl. Divn. PWD B&R Br.,
Narnaul.


Endst. No.


Dated:

13/9/22

Copy of above is forwarded to the Sub Divisional Engineer, Provl. Sub Divn. PWD B&R Br., Mohindergarh for information and necessary. The process fees Rs. 5000/- has been deposited vide GR No. 0000100/2228 dated 06.06.2022 and lease money amounting to Rs. 60000/- for fifteen years has been deposited vide GR No. 000011/4808 dated 09.09.2022. Layout plan of the proposed retail outlet is enclosed herewith. You are advised to keep strict watch during construction of retail outlet and ensure that the construction is done strictly as per plan. If there is any deviation the same should be brought to the notice of this office immediately, failing which you will be personally responsible for the consequences.

DA/One file


Executive Engineer,
Provl. Divn. PWD B&R Br.,
Narnaul.


Divisional Forest Officer
CH. DADRI FOREST DIVN
CH. DADRI