



PUBLIC WORKS DEPARTMENT, HARYANA
(Buildings and Roads Branch)

Office of the Executive Engineer,
Provl. Division No. II,
PWD (B&R) Br., Sirsa
(Haryana)-125055
Tel.- 01666-222959
Email: pwd-eept2-sirsa@hry.nic.in

No. 3324 Dated 25-6-21

To

The District Magistrate,
Sirsa.

Sub:- No Objection Certificate for Construction of approach road for proposed retail outlet of " M/s Hindustan Petroleum Corporation Limited" on SH-23(Sirsa Bhamboor road) at Km.36.650(LHS) in Village Ram Nagria, Tehsil & Distt. Sirsa(Haryana).

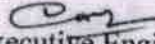
In this connection, it is submitted that as per decision taken in the meeting held under the chairmanship of worthy Superintending Engineer Hisar Circle, PWD B&R Br., Hisar on 03.06.2021, there is no objection to this department for installation of Hindustan Petroleum Corporation Ltd. Retail outlet at Village Ram Nagria on Sirsa-Ellenabad road (SH-23) Km. 36.650 (LHS) in Sirsa Distt. subject to the following conditions of IRC -12-2009:-

1. That on the completion of the said work, that part of the approach road which lies with in the limits of Govt. road land together with any culvert or drain therein constructed shall become the absolute property of the Govt. subject to the right of the licensee/licensees to use the same for ingress and egress.
2. That the licensee/licensees shall at his cost keep the said approach road if any culvert or drain therein, in proper repair and condition to the satisfaction of the Executive Engineer /Sub Divisional Engineer in charge. The approach road would be considered in proper conditions when they are free from pot holes and patches. The culverts and drain would be kept to clean conditions to allow full discharge of storm water, signs and markings to be kept at their respective locations and in clean conditions for visibility at all times.
3. That within 6 months of a notice duly given to the licensee/licenses in this behalf, the licensee/licensees shall at their own cost remove the said approach road or any drainage work constructed in connection there within and restore the land to its original condition when required to do so by the Govt. or by any person duly authorized on its behalf. The licensee/licensees shall note the entitled to any compensation on account of such removal or restoration.
4. That the approach road shall not be used for any purpose other than that of access to and egress from the premises of the licensee/licensees on to the Govt. road.
5. That the licensee/licensees shall not, without the prior permission in writing of the Executive Engineer/Sub Divisional Engineer in charge in any way extend or alter the said approach road or any culvert or drains therein.
6. That the licensee/licensees shall at all time permit any duly authorized officer or servant of Govt. to inspect the said approach road including any culvert or drain therein. He shall keep the said approach road clear and shall not be entitled to close

- any right of way over and in respect of the same against Govt. or any member of Public.
7. That the licensee/licensees shall be liable for any loss or damage caused to the Govt. by drain obstruction or any other like cause due to the said approach road or the drainage work.
 8. That the permission granted by this license shall not in any way be deemed to convey to the licensee/licensees any right into or over or any interest in Govt. land other than that herein expressly granted.
 9. That in case the said approach road is destroyed, this license shall determine and the licensee/licensees shall not be entitled to claim any right to construct another approach road in lieu of that so destroyed.
 10. That if the licensee/licensees fails to execute any work which they have agreed under this agreement to the full satisfaction of the Executive Engineer/Sub Divisional Engineer incharge the work shall be executed by the Executive Engineer/Sub Divisional Engineer incharge at the cost of licensee/licensees, and the expenditure incurred shall be recoverable from the licensee/licensees as an arrear of land revenue without prejudice to any other remedies which may be open to Govt. in this behalf.
 11. That the licensee/licensees shall not sell, transfer or otherwise dispose of the premises without obtaining from the transferee a duly executed agreement with the Govt. embodying the terms and conditions herein before.
 12. That the license hereby granted shall not be transferable.
 13. That the licensee/licensees shall bear the cost of stamp and attestation of this agreement.
 14. Non compliance for revising of layout of access as directed by the Executive Engineer/Sub Divisional Engineer in-charge in writing within specified period.
 15. Notwithstanding any thing contained in clause-4, this license can be cancelled at any time by the licensor through the Executive Engineer incharge for breach of any of the terms and conditions of the license and the licensee/licensees shall not be entitled to any compensation for loss caused to him by such cancellation nor shall he be absolved from any liability already incurred by him under this agreement. The licensee/licensees shall at their own cost remove approach road lying within the boundary of Govt. land and restore the Govt. land to its original conditions. In the event of licensee/licensees refusing to do so, the restoration of the Govt. to its original condition shall be done by the Executive Engineer/Sub Divisional Engineer, at the cost of licensee/licensees and the expenditure incurred shall be recoverable from the licensee/licensees as an arrear without prejudice to any other remedies which may be fixed by the Govt. in this behalf.
 16. That this agreement shall remain in force for fifteen years from the date of execution in the first instance and be terminable by a notice of 6 months and the permission may or may not be renewed after expiry of the said period.
 17. No material shall be dumped on the pucca road at the time of execution of approach road and there should be no hindrance/inconvenience to the road users and if existing road/structure damage occurs during execution shall be restored by you at your own cost.
 18. The takeoff point of approaches through service road shall be improved according to MORT&H/PWD design.
 19. It should be ensured the acceleration lane will be 100 Mtr. and deceleration lane should be 70 Metre.
 20. Before constructing the approach road, NOC may also be obtained from the Forest Department.
 21. The radius of curve in the out (Egress) and entrance (Ingress) should be as per IRC-12- 2009 and not less than 13.00 Mtr. (Minimum) and width 7.5M minimum
 22. The buffer strip should not be less than 12.00 Mtr. long and 3.0 Mtr. wide and should be 12.00 Mtr. from centre of ROW (right of way) as per IRC-12-2009 clause 6.1.5.
 23. The distance from a junction should not be less than 300 Mtr. as per clause 4.5 of IRC 12-2009 which has not been shown in the location plan.

24. By installation of proposed new retail out let there should be no encroachment on PWD Land at the time of execution of work and also thereafter.
25. The top level of approaches should be lower than the existing road and gradient should be 5%.
26. No pucca structure will be constructed on PWD Land boundary to obstruct the visibility of the road users.
27. The Fuel station shall not be located within a distance of 1000 Mtr. from any barrier i/c toll plaza and railway level X-ing as per clause 4.7 of IRC 12-2009.
28. There shall be adequate drainage system on the access to the Fuel station and inside its area so as to ensure that surface water does not flow over the road or any water logging takes place, for this purpose, the Fuel station and access area would be at least 300mm below the level at the edge of the shoulder on the road as per IRC-12-2009 clause-7
29. It should be ensured that the location of the proposed retail outlet does not interfere with future improvements of the road and nearby intersection/junction if any as per clause 4.2 of IRC 12-2009.
30. No parking shall be permitted on the PWD land boundary obstructing in free flow of vehicular traffic on the road.
31. The guidelines of Punjab road schedule Act if applicable will be strictly followed.
32. The applicant/owner of retail outlet has submitted an undertaking in shape of affidavit that he will installed/establish the proposed retail outlet or fuel station as per Norms/ measurement of IRC 12-2009 & amendments in year 2020 and he will make the compliance of the schedule road act 1962(violation) i.e. 30 metre away from the P.W.D./Govt. land and He shall be fully responsible for any violation.

D.A. / One Drawing.


Executive Engineer,
Provl. Division No.II,
PWD B&R Br., Sirsa.

Endst. No.:-

Dated:-

Copy of above is forwarded to Sub Divisional Engineer, Provl. Sub Division No.5, PWD B&R Br., Sirsa for information. Demand Draft No. 303793 dated 23.06.2021 for Rs.80,000/- for account in your cash book . The agreement may be framed for the proposed retail outlet.

D.A. /Demand Draft que No. 303793 Dt. 23.06.21
for Rs.80,000/-


Executive Engineer,
Provl. Division No.II,
PWD B&R Br., Sirsa



वे. सं. 11-13, रोमक-4, पंचकुला, हरियाणा
Box No. 11-13, Sector 4, Panchkula, Haryana

Tel. : 0172-2570020 Fax : 0172-2570021
Website: www.dulb.haryana.gov.in Email: dulb@haryana.gov.in

To

Recd

Smt. Poonam Sethi D/o Sh. Mahinder Sethi,
House No. 296, Bansuri Villa, F- block,
Sirsa 125055 (as per Aadhaar card).

Memo No. DULB/CTP/CLU- 12 SRS/2021/5443

Dated: 4/10/21

Subject:

Permission for change of land use for setting up of a Retail Outlet (petrol pump) over land falling in the revenue estate of village Ramnagar, Tehsil Sirsa, Distt. Sirsa- Smt. Poonam Sethi D/o Sh. Mahinder Sethi.

Please refer to your application dated 16.9.2021 on the matter cited as subject above.

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Permission for change of land use for setting up of Retail Outlet (Petrol Pump) over land measuring 1425.0 sq. mtrs. bearing khasra no. 30/26/2/1/8/1/1 of revenue estate of village Ramnagar falling in 45 mtrs. wide green belt along Sirsa- Rania Road and partly in agriculture zone as per the Development Plan of Sirsa, Distt. Sirsa, is hereby granted as per the provision under Section 203E(2)(a) of the Haryana Municipal Act 1973, after receipt of Rs. 2,13,750/- on account of conversion charges. This permission is further, subject to the following terms & conditions:

- That the conditions of agreement executed by you with the Director, Urban Local Bodies, Haryana and the provisions of the Haryana Municipal Act, 1973 shall be duly complied with by you.
- That you shall pay the additional amount of conversion charges for any variation in the area of site in lumpsum within 30 days as and when detected and demanded by the Director, Urban Local Bodies, Haryana, Panchkula.
- That you shall deposit 10% of the gross EDC amount (updated) when the land shall be included in urbanizable zone, 40% when the land in the sector shall be acquired by HSVP and the balance 50%, in four annual equal installments along with interest @ 15% p.a.
- That you shall give at least 75% employment to the domiciles of Haryana as per the provisions of Haryana State Employment of Local Candidates Act, 2020. A quarterly report regarding the employment shall be furnished to the Joint Director, District Industries Centre, Sirsa and on designated portal in such form as prescribed by the competent Authority under the provision of Haryana State Employment of Local Candidates Act, 2020.
- That you shall not object acquisition of your land from your site, if required for road widening, in future.
- That you shall not object laying of trunk services through your site whenever required to be laid in future.
- That you shall get the standard design of the Retail Outlet (Petrol Pump) issued by the oil company, approved from the Director, Urban Local Bodies, Haryana before commencing the construction at site and will start the construction within six months from the issuance of this permission.

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- viii. That you shall obtain occupation certificate from the Director, Urban Local Bodies, Haryana after completing the construction within two years of the issuance of this permission.
 - ix. That you will pay the labour cost before approval of standard design of Retail Outlet.
 - x. That the development/ construction cost of 24/18 mtrs. wide road/ major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any along with the construction cost of 24/18 mtrs. wide road/ major internal road as and when finalised and demanded by Director, Urban Local Bodies, Haryana, Panchkula.
 - xi. That you shall deposit the Internal Development Charges as and when demanded by the Government, HSVP or Municipal Council, Sirsa as and when required.
 - xii. This permission shall be valid for two years from the date of issue of this letter subject to fulfilment of the terms and conditions of the permission granted and agreement executed.
 - xiii. That you shall take access to the site as per drawing approved by PWD (B & R) for access permission and will ensure compliance of all terms & conditions imposed by the said Department.
 - xiv. You shall obtain all preventive measures as per norms/ requirement of Explosive Department
 - xv. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

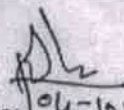

Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. no. DULB/CTP/CLU- 12 SRS/2021/

Dated:

A copy of the above is forwarded to the following for information and necessary action:

- i. Deputy Commissioner, Sirsa.
- ii. District Town Planning, Sirsa.
- iii. Executive Officer, Municipal Council, Sirsa.
- iv. Joint Director, Industries & Commerce, Sirsa.


04-10-21
Chief Town Planner,
for Director, Urban Local Bodies,
Haryana, Panchkula.