



39
17

Directorate of Town & Country Planning, Haryana
Plot No. 3, Sector 18-A, Madhya Marg, Chandigarh, Website: tcepharyana.gov.in
Phone: 0172-2771300; E-mail: tcepharyana7@gmail.com

To

Mr/Ms. Rajesh Kumar
Hindustan Petroleum Corporation Limited,
Bidhnoi Tehsil Behal, District Bhiwani,
Haryana,

Memo No. E-Diary-138394/2021/TCP-OFA/1620/2021 Dated: 20/08/2021

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/15046/2021 dated 20/08/2021.

This has reference to your application for NOC outside Urban Areas / Controlled Areas vide diary no. TCP-OFA/15046/2021, dated 20/08/2021, Application No: NOC-6447A. Land details of the site are given below:

Sr. No.	Revenue Estate	Rectangle No. (Mustil)	Kla/Khasra No.
1	Bidhnoi(8)	49	15/1

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 conforming 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.



To

The Deputy Commissioner
Bhiwani

Memo. No. CB/ 78 47

Dated 22/09/2021

Sub: -

Application for No Objection Certificate for establishment of Retail Outlet (Petrol pump) at proposed location on Lohani Behal road (MDR-110) at km 33.489 (RHS), Khewat No. 09, Khatoni No. 14, Khasra No. 49/15/1, Village Bidhnoi, Tehsil Behal Distt. Bhiwani, Haryana.

Reference:-

Your office memo No. 2087-96/PLB dated 29.07.2021


In this connection, it is submitted that as per decision taken in the meeting held under the chairmanship of worthy Superintending Engineer, Bhiwani Circle, PWD B&R Br., Bhiwani on 21.09.2021, there is no objection for establishment of Retail Outlet (Petrol pump) of HPCL at proposed location on Lohani Behal road (MDR-110) at km 33.489 (RHS) (new km 24.820 as per PWD map), Khewat No. 09, Khatoni No. 14, Khasra No. 49/15/1, Village Bidhnoi, Tehsil Behal Distt. Bhiwani Haryana (ODR) subject to the following terms and conditions of IRC-12-2009:-

1. That on the completion of the said work, that part of the approach road which lies within 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 not be 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.

- 41 19
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 of 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 in-charge the work shall be executed by the Executive Engineer/Sub Divisional Engineer in-charge 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 with in specified period.
 15. Notwithstanding anything 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 lose caused to him by such cancellation nor shall 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 any hindrance/inconvenience to the road users and if existing road/structure damage cause 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. Before constructing the approach road, NOC may also be obtained from the Forest Department.
 20. 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
 21. 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.
 22. The distance from a junction should not be less than 1000/300 Mtr. as per clause 4.5 of IRC 12-2009 which has not been shown in the location plan.
 23. 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.
 24. The top level of approaches should be lower than the existing road and gradient should be 5%.

- 42/20
25. No kuchha/pucca structure will be constructed on PWD Land boundary to obstruct the visibility of the road users.
 26. 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.
 27. 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
 28. It should be ensured that the location of the proposed retail outlet does not interface with future improvements of the road and nearby intersection/junction if any as per clause 4.2 of IRC 12-2009.
 29. No parking shall be permitted on the PWD land boundary obstructing in free flow of vehicular traffic on the road.
 30. The guidelines of Punjab road schedule Act if applicable will be strictly followed.
 31. The company will provide a one meter width Box culverts on both the approaches.
 32. The company will regulate the storm water drainage to avoid damage to the road.
 33. The company will supply agreement deed separately to the Deptt. for execution of agreement for lease of Govt. Land.
 34. The Longitudinal drainage of the road should not be affected in any manner.
 35. The company will not provide any sign Board or hoarding which violates the instructions of Hon'ble High Court & Ho n'ble Supreme court.
 36. No action of the company will be allowed which will affect smooth running of vehicles on the road.
 37. The agency has deposited Demand Draft No. 029029 dated 21.09.2021 worth Rs. 60,000/- of Axis Bank Bhiwani on a/c of NOC for establishment of retail Outlet (Petrol Pump) Petrol Pump and processing fee of Rs. 10000/- vide DD No. 831245 dated 06.09.2021 of Bank of India Bhiwani.
 38. The agency will provide service road at his own cost in the compliance of guidelines IRC 12-2009 and instructions issued vide Engineer-in-Chief, Haryana PWD B&R Br., Chandigarh No. 575-R11-19,406-R11-20/Tech/Roads/21155/Guidelines/152824-152878/2020 dated 13.10.2020.

DA/01 No.case file.


Executive Engineer,
Provincial Division,
PWD B&R Br., Ch. Dadri


Endst. No

Dated

Copy forwarded to the following for their kind information and further necessary action.

1. The Superintending Engineer, Bhiwani Circle, PWD B&R Br., Bhiwani w.r.t. his office memo No. B-2/160874 dated 21.09.2021.
2. The Sub Divisional Engineer, Provl. Sub Division, PWD B&R Br., Loharu alongwith 02 No. demand draft No. 831245 dt. 06.09.2021 and DD No. 029029 dt. 21.09.2021 (in original) for making PIT.

DA/02 No DD for Sr. No. 2


Executive Engineer,
Provincial Division,
PWD B&R Br., Ch.Dadri