



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

Ms. Pooja Bhadana D/o Sh. Brij Mohan Badhana.
H.No.554, Sector-21, Tehsil & District Faridabad.

Memo No.CLU/GN-
3074A/CTP/20629/2021

Dated:20/08/2021

Subject:

Request for grant of change of Land Use Permission for setting up of Retail Outlet (Petrol Pump) in the revenue estate of village Nimoth, District Gurugram – Ms. Pooja Bhadana D/o Sh. Brij Mohan Badhana.

Reference: Your application dated 11.01.2021 on the above cited subject

Permission for grant of change of land use for setting up of MS/HSD Retail Outlet (Petrol Pump BPCL) over an area measuring 1321.53 sq m Sqm (after excluding an area measuring 701.88 sq m falls under proposed road widening) comprising khasra nos. 20//25/2/1/1min,25/2/1/2/2,21//21/2/1 in the revenue Estate of village Dhunela, Tehsil Sohna, District Gurugram in the Controlled area around Govt primary school village Satlaka is hereby granted after receipt an amount of Rs.13,87,607/- on account of conversion charges.

This permission is further subject to following terms and conditions:

1. That the conditions of agreement executed by you with the Director, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled Roads and Controlled Areas restriction of Unregulated Development Act, 1963 and rules framed there under are duly complied by you.
2. 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.
3. You shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of concerned District Town Planner.
4. 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.
5. You shall give atleast 75% employment to the domiciles of Haryana where the posts are non 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. of concerned District.
6. You shall deposit the labour cess at the time of approval of building plan.
7. 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.
8. 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.
9. You shall get the building plans approved from the Department before commencing the

construction at site within six months of the issuance of final permission.

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

11. You shall not raise any construction in the area reserved for road widening.

12. That this permission shall not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

13. 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

14. You shall obtain all preventive measures as per norms/requirement of Explosive Department.

Endst No. CTP/20630-20631/2021

1.STP Gurugram

2.DTP Gurugram

K. Makrand Pandurang

Director, Town & Country Planning

Directorate of Town & Country Planning, Haryana

Dated. 20/08/2021

Director, Town & Country Planning

Directorate of Town & Country Planning, Haryana



PUBLIC WORKS DEPARTMENT, HARYANA -
(Building & Roads Branch)

Office of the Executive Engineer
Provincial Division No.1
P.W.D B&R Branch, Gurgaon
Tel:-0124-2322424

To

M/s Bharat Petroleum Corporation Ltd,
Bawal Road, Karnawas Village,
Rewari, Haryana-123401

Memo No. 11655 Dated: 1-9-2020

Subject :

NOC for proposal retail outlet on Sohna Ballabgarh Road (MDR-133) at KM 24.400 (RHS), Bearing Mustil No. 20, Killa No. 16/2 and 25/2/1 at Village Nimot, Tehsil in District Gurugam.

Ref:

Your application dated 13.07.2019

The proposal for retail outlet by the M/s BPCL at KM 2.400 RHS on Sohna Ballabgarh road (MDR-133) bearing Mustil No. 20, Killa No. 16/2 and 25/2/1 at Village Nimot, Tehsil in District Gurugam has been approved In-principle by the committee and provisional NOC for proposed retail outlet has been granted, subject to the following conditions:-

1. The Oil Company M/s BPCL shall construct the retail outlet and its access to the road in conformity with IRC:12-2016 and guidelines/instructions issued by the EIC office vide no.Misc./Petrol Pump/603.1/2016/General/01-79 dated 6.1.2016. The oil company shall be fully responsible for any violation to the above guidelines/instructions.
2. The oil company will ensure the construction of deceleration/acceleration lane, service road, as applicable as per IRC:12-2016, before construction of approaches and will get the same checked from the department before taking up further construction work in hand.
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



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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 be accumulate in PWD road/ land at this location.

- 5 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 IRC:12-2016 to the satisfaction of Executive Engineer /Sub Divisional Engineer Concerned.
- 6 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 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.
- 7 The pavement of the access road i/c deceleration & acceleration lanes as per clause 4.11 of IRC:12-2016, 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.
- 8 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.
- 9 The height restriction of building structure etc. should be as per the local Government guideline/ relevant instructions/ rules / by laws. Other act./ rules such as Schedule road act will also be complied with.
- 10 The oil company shall be responsible to obtain NOC as per approved drawings of PWD (B&R) from all other concerned departments such as forest , town &



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country planning , local bodies etc etc. for retail outlet (Petrol Pump) etc.
Required as per law/ rules & regulations.

- 11 The necessary rent fee/ license charge/ requisite fee to be levied as per aforesaid Rules have been deposited vide DD No. 019403 dated 28.08.2020 issued by CANARA Bank amounting to Rs. 60,000/- to this office for one time for fifteen year is not refundable.
- 12 The oil company shall abide by all responsibilities as stated in Appendix-I clause-12 related to "RESPONSIBILITIES 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 Executive Engineer concerned shall dismantle the road access.
- 13 The Sub Divisional Engineer Concerned shall immediately close or dismantle the access in case the location becomes hazardour from traffic safety view point.
- 14 That the oil company shall not do in pursuance of access permission any acts which may cause any damage to road.
- 15 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.
- 16 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 8 (ENFORCEMENT OF RIGHT OF WAY AND BUILDING LINE) of Appendix-I of IRC:12-2016 shall be strictly adhered by the oil company.
- 17 That there should be no violation of norms pertaining to intersection prescribed in



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IRC:12-2016 as applicable. The NOC will be considered withdrawn / cancelled in case of non compliance of this condition.

- 18 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.
- 19 Notwithstanding to the above, the provisional NOC issued shall stand cancelled under the following circumstances.
 - (a) 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.
 - (b) Any breach of the condition imposed by the department
 - (c) 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.
- 20 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 IRC:12-2016. In case, the construction is not done in 6 months, the provisional NOC shall be deemed to be cancelled unless renewed by the committee.
- 21 The oil company will intimate the concerned Executive Engineer/ SDE concerned prior to the start of construction of the said Property that all compliance as per the requirement of the IRC guidelines will be done.
- 22 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 IRC:12-2016 to the 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




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inspection) and the construction has been done as per approved drawings and other conditions of provisional NOC.

- 23 That at the time of issuing Final Formal Permission/license deed should be issued by Executive Engineer/Sub Divisional Engineer Concerned 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.
- 24 The oil company shall energize fuel station after signing of license deeds by the Executive Engineer /Sub Divisional Engineer Concerned. The Sub Divisional Engineer will submit his report to the Executive Engineer office regarding completion of construction as per approved drawing/guidelines before engeizing of the Fuel station.
- 25 In case the provisional NOC / Final permission is withdrawn by the Executive Engineer/Sub Divisional Engineer the oil company shall immediately de-energies the fuel station.
- 26 The Un-authorized access connection/intersection if any within 300 mtr from the proposed retail outlet shall be removed by the concerned Executive Engineer/Sub Divisional Engineer.

Subject to above conditions in-principle approval for access to the proposed retail outlet (Petrol Pump) as per clause 4.10 of IRC:12-2016, guidelines/ instructions issued by the EIC vide No.Misc/Petrol Pump/603.1/2016/General/01-79 dated 6.1.2016 is hereby issued.


Executive Engineer
Provincial Division No.1,
PWD B&R Br, Gurugram



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Provincial Division No.1
P.W.D B&R Branch, Gurgaon
Tel:-0124-2322424

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Endst.no.

dated

Copy forwarded to the Superintending Engineer, Gurugram Circle, PWD B&R Gurugram w.r.t. his memo no.10301/R dated 18.08.2020

DA/Nil

Sac
Executive Engineer
Provincial Division No.1,
PWD B&R Br, Gurugram

Endst.no.

dated

Copy of the above is forwarded to the following for information and necessary action:-

1. Sub Divisional Engineer, Provincial Sub Division No.I, PWD B&R Br, Sohna w.r.t. his report dated 25.12.2019 bearing letter No.391.
2. The Team Leader, UPHAM International Corporation, B-669, Sector-49, Sainik Colony, Faridabad-121012
3. M/s GF Toll Road Private Ltd., Plot No.42, First Floor, DLF Industrial Area, Phase-II, Faridabad-121007 w.r.t. his letter No.4538 dated 25.12.2019

DA/Nil

Sac
Executive Engineer
Provincial Division No.1,
PWD B&R Br, Gurugram

भारत पेट्रोलियम कॉर्पोरेशन लिमिटेड
भारत सरकार का उपक्रम
रेवाड़ी टेरिटरी



BHARAT PETROLEUM CORPORATION LTD.
A Govt. of India Enterprises
Rewari Territory

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NO. LOI.VILLAGE NIMOT

30.08.2019

SHRI BHADANA,
SHRI. BRIJ MOHAN BHADANA,
H.O. - 554, SECTOR 21A,
DISTRICT - FARIDABAD
HARYANA - 121001



8/09/19

Proposed MS/HSD Retail Outlet Dealership at Location: Village Nimot on Sohna -
Baliabharh road MDR133, District Gurugram, State Haryana, Category: OPEN (DC),
Rural.

Refer to our advertisement dated 25.11.2018 and your application form No.
1766908391 for the award of MS/HSD Retail Outlet dealership at the above location and
subsequent Draw of Lots held at Gurugram on dated 20.06.2019

Please be informed that by this Letter of Intent, we propose to offer you a Retail outlet
dealership of Bharat Petroleum Corporation Limited at the above location on the following
terms & conditions:-

1. You have offered a suitable piece of land admeasuring 35 meters approx. (frontage) X 35
mtrs (depth) at Mustil No 20, Killa No 25/2/1, 16/2, Mustil No 21, Killa No 21/2 at Village
Nimot, Tehsil Sohna, District Gurugram as indicated by you in the application for the
development of the subject Retail Outlet. You have to make available this land within 2
months from the date of this letter failing which this offer is liable to be withdrawn.

For making the land available as required above, you will ensure that the land arranged by
you is either registered in your name or it should be leased to you for a minimum period of
10 years.

And when advised by the Corporation, the site offered by you would be duly developed
up to the road level by cutting/filling (as applicable), with good earth/murum, layer-wise
compacted as per standard engineering practices. You shall also construct necessary

Self

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retaining wall and compound wall of 1.5 meters height, designed as per site conditions as per approval of Corporation as committed under Clause 12(e) of affidavit submitted by you along with application. Kindly note that in case the site as offered by you for putting up the Retail Outlet is not developed as per the advice of the corporation, this Letter of Intent will be withdrawn without any further notice.

4. You will provide at the retail outlet infrastructural facilities like Driveway, Sales Office, Show room, Store, Toilet, Generator, Compressor, with room, electrical connection up to the sales building, Yard lighting, water connection / bore well and staff room as mentioned in the Brochure and after obtaining necessary clearances/approvals/licences as applicable in each case.
5. You will provide at the retail outlet other mandatory facilities like:-
 - a. Clean drinking water.
 - b. Free Air.
 - c. Clean toilet.
 - d. Telephone.
 - e. First aid kit with valid medicines.
 - f. Adequate illumination.
 - g. PUC facilities, wherever it is mandatory.
 - h. Broadband internet connection.
 - i. Other facilities as may be specified by the Corporation from time to time.
6. Additional facilities (site specific) like Canopy, Service Station or any other facility as may be decided by Bharat Petroleum Corporation Limited from time to time would also be required to be developed by you.
7. Bharat Petroleum Corporation Limited will provide storage tanks and pumps and other facilities considered necessary at the Retail Outlets.
8. For the facilities that may be provided by the Corporation as aforesaid, you will be required to pay license fee as may be decided by the Corporation and applicable to you from time to time. At present, the license fee (incl. GST) recoverable is Rs. 196.51/KL for MS and Rs. 163.76/KL for HSD.
9. The corporation will not be held liable for any loss or damage on account of delay that may be caused in providing you the facilities mentioned above whatever may be the cause of the failure or delay.
10. You will ensure all financial and other arrangements for operating the retail outlet dealership. In case it is found that the funds stated in the application for the purpose of setting up and operation of the dealership are not made available as and when required,

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this LOI can be withdrawn and you will have no claim/damages whatsoever against the company.

11. You shall not induct any partner(s) in case of individual (s) nor make any changes in the constitution of the partners as existing at the time of application without approval of the Company, except your spouse as per terms and conditions of the Bharat Petroleum Corporation Limited.

12. It will always be a basic condition for the award of MS / HSD retail outlet dealership that you shall be paying attention towards day to day working of the dealership by personally managing the affairs of the dealership you will give us a written undertaking to this effect and shall not assign or part with the same to any other person (s).

You will not be eligible for taking up any employment. If you are already employed you will have to resign from the employment and produce the letter of acceptance of resignation by the employer before the issuance of Letter of Appointment by the Company.

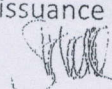
13. You will deposit with us a Demand Draft for Rs 3.60 lakhs drawn on any scheduled bank in favour of Bharat Petroleum Corporation Limited payable at REWARI towards security Deposit (after setting off the Initial Security Deposit amount) at the time of issuance of appointment letter after compliance of all the requirements of LOI. Kindly note that the Security deposit will not carry any interest and is refundable at the time of expiry of agreement between you and the Corporation. However, if such expiry of agreement is consequent to proven adulteration/malpractice at the dealership, this amount will be forfeited. Moreover, this Corporation reserves its right to adjust this amount towards any dues to it.

14. You will also remit an amount of Rs. 5.0 lakhs towards Non-refundable Fixed fee, by way of a Demand Draft for Rs 5.0 lakhs drawn on any scheduled bank in favour of Bharat Petroleum Corporation Limited payable at REWARI Within 15 days of receipt of NOC.

15. You will be notified by the corporation, in writing, after the facilities mentioned above are made available and are ready for commissioning the dealership. Immediately on receipt of the above notice from the corporation, you shall obtain each and every license necessary for operating your dealership as may be required under any central / state govt. / municipal or local authorities for the time being in force.

16. If we find that the progress made by you towards the above is not to our satisfaction, this offer is liable to be withdrawn.

17. Please note that you are required to fulfill the conditions with regard to inducting Spouse as Co-owner in the dealership before issuance of Letter of Appointment.



18. This letter of intent will stand automatically withdrawn and cancelled on the happening of any of the following events:-

- a) In case you or any of your family members (as defined under disqualification criteria of dealer selection guidelines) receive anytime or have received a letter of intent for any other "CC" site RO dealership or LPG distributorship from our company or any other oil marketing company either in your individual capacity or in partnership with any other individual(s).
- b) In case you or any of your family member gets inducted as partner or proprietor in "CC" site RO dealership or LPG distributorship of our company or any other oil marketing company.
- c) If it is found that you have suppressed and / or misrepresented any material facts in your application.
- d) In case you are found to be convicted for any criminal / economic offence involving moral turpitude.
- e) In the event of death if you are an individual/partner.

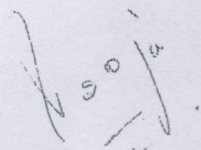
19. In case you are not able to provide the land / develop facilities within the specified time or fail to fulfill the terms & conditions of LOI, then LOI can be withdrawn. In such situations Initial Security Deposit (ISD) would be forfeited.

The LOI would also be withdrawn and selection cancelled, if you are unable to submit the Non-refundable fixed fee within the stipulated time. In such situations Initial Security Deposit (ISD) would be forfeited.

20. You will not sell/lease/mortgage the said land to any third party without Bharat Petroleum Corporation Limited's permission in writing, so long as the agreement (DPSL) is valid and Bharat Petroleum Corporation Limited's facilities continue at the site.

21. In case of termination / resignation from the dealership, within 3 months of disassociation from Bharat Petroleum Corporation Limited, you will execute a lease or will sub lease the land together with structures thereon to the company if the company so desires, for a period not exceeding 30 years at normal yearly rental (excluding Municipal Taxes) which shall not be more than 10 % of the then prevailing market value of the land and the structures standing thereon.

22. This letter is merely a letter of intent and is not to be construed as a 'firm offer' of dealership to you. The dealership will be allotted to you on your complying with the terms and conditions spelt out herein above by issuance of appointment letter along with signing of our standard dealership agreement between you and us.



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Should you require any further details / guidelines, please get in touch with our office at the address mentioned below:

Bharat Petroleum Corporation Limited,
Bawal Rewari Road, Village Karnawas,
Rewari, Haryana 123401

Note : You have one time option to offer alternate land meeting all specifications in the advertised location/stretch within 90 days of this LOI provided you have not availed such opportunity of providing alternate land after FVC (Field Verification of Credentials).

Please acknowledge receipt of this letter.

Thanking you,
For Bharat Petroleum Corporation Limited


Vikram Singh Thakur
Territory Manager Retail, Rewari


ACKNOWLEDGEMENT

I hereby accept this Letter of Intent with all the terms and conditions stipulated therein.

I do hereby confirm that I am eligible for allotment of Retail Outlet dealership as per applicability of Multiple Dealership Norm defined under Clause "Disqualification" in the "Brochure for Selection of Dealers for Regular & Rural Retail Outlets" and I am not disqualified for allotment of Retail Outlet dealership under other conditions mentioned therein.

I confirm that in the event of any proceedings pending against the dealership/distributorship (Court cases, Show Cause notices, etc.), on account of critical/major irregularities for violation of Marketing Discipline Guidelines/Dealership Agreement, Control Orders or ESMA, held by me or my family unit / any member/s of our organization (as defined under Multiple dealership norm for individuals/non-individuals of Disqualification criteria), the allotment made will be conditional and subject to the outcome of such proceedings. I understand that I will also not be entitled for any claim, damages, etc. in case of cancellation of allotment in the event of adverse verdict in such pending proceedings.

Place: REWARI

Signature: 

Ref: B.P. MKO. LOI. VILLAGE NIMOT

Date: 30/08/2011