



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण  
NATIONAL HIGHWAYS AUTHORITY OF INDIA

सड़क परिवहन और राजमार्ग मंत्रालय, भारत सरकार  
(Ministry of Road Transport and Highways, Govt. of India)  
क्षेत्रीय कार्यालय, चण्डीगढ़-- बेंज नं 35-38, सेक्टर-4 पंचकुला ।  
Regional Office, Chandigarh - Bays No.35-38, Sector -4, Panchkula.  
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NHAI/RO/CHD/11011/PD-CHD/KHA-BAN-TEP/NH-205A/NOC/169-5652

7<sup>th</sup> Jan' 2022

To  
The Project Director  
National Highways Authority of India,  
PIU, Chandigarh

Sub: Proposal of NOC for Access permission to Private Property "M/s AV Real Estate" at Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section) at Village Khaspur, Tehsil-Banur and District SAS Nagar in the State of Punjab.

Ref: PD, PIU-Chandigarh letter no.NHAI/PIU/CHD/11173/NOC/225 dated 23.12.2021

Sir,

Based on site inspection report and recommendations made vide your letters under reference, the case has been accepted provisionally by Highway Administration (HA) subject to the fulfillment of conditions mentioned in License deed and MoRT&H circular dated 26.06.2020 and its subsequent amendments.

2. Further, 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 temporary 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.

3. Notwithstanding to the above, the provisional NOC shall stand cancelled under the following circumstances:

- PD to track payment in Bharatkosh Portal before conveying in-principle approval to applicant.
- If any document/information furnished by the applicant proves to be false or if the applicant is found to have willfully suppressed any information.
- Any breach of the condition imposed by the Highway Administration or the officer authorized by the Administration on his behalf.
- 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.

4. Apart from above, if the applicant does not apply for final permission within stipulated time period, then PD should immediately encash the BG bearing no.035GT02213430002 dated 09.12.2021 of Rs.2,62,500/- valid upto 08.12.2024.

5. This issues with the approval of Highway Administration.

Encls: A/A

Divisional Forest Officer  
S.A.S. Nagar

For AV REAL ESTATE

Authorised Signatory

Yours faithfully,

(Chirag Mittal)  
Dy. Manager (Tech.)

प्रधान कार्यालय: जी-5 एच 6, सेक्टर-10 द्वारका, नई दिल्ली-110075  
Head Office: G-5&6, Sector-10, Dwarka, New Delhi - 110075

# National Highways Authority of India

सड़क परिवहन एबम् राजमार्ग मंत्रालय, भारत सरकार

(Ministry of Road Transport and Highways, Govt. of India)

परियोजना कार्यान्वयन इकाई, चण्डीगढ़, ब्लॉक नं. 35-38 सेक्टर-4 पंचकुला ।

Project Implementation Unit, Chandigarh, Bays No. 35-38, Sector-4, Panchkula  
दूरभाष : 0172-2587446, 2587447 ई-मेल: pluchd@gmail.com, Chandigarh@nhai.org

NHAI/PIU/CHD/11173/NOC/234

Dated: 14<sup>th</sup> Jan, 2022

To:

The Authorized Signatory  
M/s AV Real Estate  
Village Khaspur, District SAS Nagar

Sub: Proposal of NOC for Access permission to Private Property "M/s AV Real Estate" at Ch. 26.693 (LHS) on NH-205-A (Kharar-Banur-Tepla Section) at Village Khaspur, Tehsil-Banur and District SAS Nagar in the State of Punjab.

Ref: RO-Chandigarh letter No. NHAI/RO/CHD/11011/PD-CHD/KHA-BAN-TEP/NH-205A/NOC/169-5652 dated 07.01.2022 (Copy enclosed)

Sir,

1. Please find enclosed herewith letter cited under reference vide which it has been intimated that the subject cited NOC proposal has been accepted Provisionally by the Highway Administration (HA) subject to fulfillment of conditions mentioned in License Deed and MoRT&H circular dated 26.06.2020 and its subsequent amendments.

2. Development of National Highway 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 Temporary 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 Highway.

3. Notwithstanding to the above, the provisional NOC shall stand cancelled under the following circumstances:-

- (i) If any document/ information/ license fee / processing fee furnished by the applicant proves to be false or if license/ processing fee is not credited in Bharat Kosh portal/ NHAI account for any reasons or if the applicant is found to have willfully suppressed any information.
- (ii) Any breach of the condition imposed 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.
- (iv) The applicant is found to make any alteration in the construction in future leading to direct entry/ exit from main carriage way.
- (v) If the subject property is declared a violation/ encroachment by State Govt. Authority/ Competent Authority.
- (vi) If the applicant displays any advertisement board in the ROW which is hindrance to the safety of road users/ restricted visibility.

प्रधान कार्यालय जी-5&6, सेक्टर-10, द्वारका, नई दिल्ली - 110075  
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For AV REAL ESTATE

Authorised Signatory

Divisional Forest Officer  
S.A.S. Nagar



4 In addition to above, applicant of the subject Private Property shall also comply with the following conditions:-

- i. The owner of the Property may construct or develop the Private Property along with its access as per approved drawings at their own cost within 12 months from the date of issue of Provisional permission for access. The provisional approval shall be deemed to be cancelled, unless renewed by the Highway Administration.
- ii. That the Applicant will submit the proposal for Final Permission/ NOC within stipulated time period.
- iii. That the Applicant shall arrange all the clearance required (if any) 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.
- iv. The issue of final formal permission including issuance of signed license deed should be duly certified by NHAI that the construction have been carried out by the Applicant of Private Property in accordance with the drawing approved by the Highway Administration.
- v. That Applicant shall do necessary alteration including complete removal/ shifting of the approach roads at its own cost if so required by Ministry/ NHAI, for the development of National Highway or in the interest of safety in this section.
- vi. The Project Director, NHAI, PIU-Chandigarh shall immediately close or dismantle the access in case the location becomes hazardous from traffic safety view point.
- vii. That the Applicant shall not do or cause to be done in pursuance of the access permission any acts which may cause any damage to Highway.
- viii. That the Applicant 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.
- ix. That the Applicant shall ensure that proposed service road shall not be used for parking purpose and there is no overflow of vehicles on approach road.
- x. That height restrictions of building structure shall be as per local Govt. guidelines and the building line shall be as per the statutory requirements and IRC guidelines.
- xi. That the Applicant shall install all the requisite road signs as per IRC:67 & provide road marking as per IRC:35 & in accordance with the Ministry's guidelines dated 24.07.2013 and its subsequent amendments to the satisfaction of NHAI.
- xii. That the Applicant shall furnish two sets of fresh license deeds (duly indicating chainages of both new & old NH no.) in two originals drawn on new stamp papers as per Ministry's/ NHAI standard norms and duly signed by authorized signatory along with his Power of Attorney at the time of issue of final permission.
- xiii. That the Applicant 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.
- xiv. Drinking water and toilet facilities shall be provided & maintained in hygienic condition within the premise of the Private property as per Ministry's guidelines and it should be accessible to the public round the clock. A display board showing availability of such facility shall be installed before entry to the Private Property.

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- xv. That Applicant shall arrange all the clearances including forest clearance (if any) 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.
- xvi. Regarding traffic safety, all safety features shall be as per the approved plan to the satisfaction of NHAI or its authorized representative.
- xvii. 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.
- xviii. That the provisional approval/ NOC shall be deemed to be cancelled if there will be any violation of the any applicable law (s).
- xix. The receipt of approved layout plan may kindly be acknowledged.
- xx. The given provisional permission for access should not be used for any other purpose including for changing the land use pattern.
- xxi. This NOC is being issued based on the technical specifications as per MORTH circular and basic data provided by the applicant from other departments/self. This NOC shall deemed to be cancelled if any document is found to be false or if any legal orders of a competent court comes to the notice which have been issued prior to issuance of this NOC and have not been informed by the applicant to NHAI.
- xxii. In case any Gas / Oil /Water/ Sewerage Pipe line/ OFC comes within the proposed alignment / access then the applicant will coordinate and obtain consent from utility owing agency / department.
- xxiii. BGs bearing Number (*Bearing No. 035GT02213430002*) amounting to Rs. 2,62,500/- valid upto 08.12.2024 submitted against said NOC proposal will be encashed if the construction not completed within stipulated time period.
- xxiv. Applicant will adopt / follow all the Guidelines / directions issued by the Ministry of Home Affair, Govt. of Punjab & Local Administration w.r.t the COVID-19 and will followed the same Strictly.
- xxv. Necessary arrangement for measures to contain the spread of COVID-19 to be made for the workers/labour/technician/ staff as per the Guidelines / directions issued by the Ministry of Home Affair, Govt. of Punjab & Local Administration
5. This is for your information and necessary actions.

Yours faithfully,

*Handwritten signature and date 21/1/22*

(Pardeep Atri)  
GM (Tech.)-cum-Project Director  
NHAI, PIU-Chandigarh

Encl:- As above.

For AV REAL ESTATE

*Handwritten signature*  
Authorised Signatory

*Handwritten signature*  
Divisional Forest Officer  
S.A.S. Nagar