

To

Sir

Divisional Engineer
HISAR

Subject: Note for Action Auto Mobile Service Dept
Display wagon. to m/s Gilender Malu. Pvt Ltd.
Chill Behal Pn Durgam. on 14/12/52
Behal Pn. Baroda. HISAR Road
91.865 (LHS) Distt Hisar

Respect Sir,

I have an pt Kadakali Behal Pn Durgam.
Distt. m. under 107/42 & 45/8 I want Electric display
wagon so plx issue note I shall be very grateful.
for get conveyors with you

A/p/lu

For GITANSH MOTORS PVT. LTD.

DIRECTOR

Form of Sanction
(See Rule-4.2(4))

District Town Planner-cum-
Chairman Building Plan Committee,
Hisar.

Gitansh Motors Pvt. Ltd.
R/o #15, Atam Nagar, Ludhiana, Punjab

Sub:- Memo No. HR/DTP.E/1000 Dated: 18/03/2021
Approval of Proposed Building Plan of industrial Unit Automobiles Service Garage and Display window in the revenue estate of village-Behbalpur and Dhingtana, Tehsil & Distt. Hisar-(Gitansh Motors Pvt. Ltd)

Ref:- Your application dated 10-03-2021.
Permission is hereby granted for the aforesaid construction subject to the provision of the Punjab Scheduled Roads and Controlled area Restriction of Unregulated Development Act 1963, its rules and the condition laid down in the agreements and permission for change of land use granted vide Director, Town & Country Planning Haryana Chandigarh Memo No. **CLU/HR-1111A/CTP/5572/2021** dated **05-03-2021** for area falling in Khasra No. **107/2/2min, 45/9min** (4679.31sqmt.) in the revenue estate of village Behbalpur and Dingtana, Tehsil & Distt. Hisar and labour cess fee of Rs. 702603.00/- in favour of "Secretary Haryana Building and Others Construction Workers Welfare Board, payable at Chandigarh" and Rs. 7097/- in favour of "Director General, Town & Country Planning, Haryana, Chandigarh".

A-General

1. Validity of Building Plans-The plans are valid for the period only upto validity of change of land use permission granted i.e. for CLU permission granted vide DTCP memo no. **CLU/HR-1111A/CTP/5572/2021** dated **05-03-2021** validity is upto **04-03-2023**.
2. No addition or alternation in the building plans/layout plans shall be made without prior approval of DTCP/authorized officer. Further only figured dimension shall be followed and in case of any variation in the plan is required approval of DTCP or its authorized officer shall be prerequisite.
3. Rasta if any passing through the site shall be kept open.
4. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose whatsoever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf having been completed in accordance with permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
5. Before grant of occupation certificate you shall have to submit a notice of completion or the building in form BR-IV (B) along with BR-V-Z regarding completion or works described in the plan and it shall be accompanied by:-
 - (i) Structural stability certificate duly signed by both the recognized civil Engineer and proof consultant with experience of not less then 10 years in structural designs.
 - (ii) A clearance form fire safety from the concerned fire officer.
6. The open parking around the building blocks shall be metalled and properly organized.
7. The vehicle will not be parked outside the premises.

B-Structural safety

The structural responsibility of the construction shall be entirely of the owner/supervising architect/structural engineer of the project.

- (i) A certificate from a recognized architect/structural Engineer and proof consultant shall be submitted to the department and the structural design of the building is designed and built as per the provision of NBC and relevant code for all seismic loads and dead and live loads. Wind



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- बays नं 35-38, सेक्टर-4 पंचकुला ।
Regional Office, Chandigarh - Bays No.35-38, Sector -4, Panchkula.
दूरभाष 0172-2583030, 2586818, व फैक्स :-2573030,

ई-मेल :- ronhaichd@gmail.com

NHAI/RO/CHD/11011/PD-HSR/NH-65/CH.91.865 (LHS)/KTL-RB/NOC/04-3536 7th Oct'2020

The Project Director,
National Highways Authority of India,
PIU, Hisar

Sub.: Four laning of Kaithal Rajasthan Border Section of NH-152/65 from km 33.250 (Design km-0.500) to km 241.580 (Design km 165.759) in the State of Haryana under NHDP Phase IV through Public Private Partnership (PPP) on Design, Build, Finance, Operate & Transfer ("DBFOT") Toll basis- NOC case for access permission to the proposed Private Property of M/s Gitansh Motors Pvt. Ltd at Km. 91.865 (LHS), on NH-65 (New NH-152/52), at Village Behbalpur & Dhingtana, Tehsil & District Hisar in the State of Haryana- Provisional Approval-reg.

Ref: Your letter no. NHAI/PIU-HSR/NH-65/NOC/2020/1272 dated 22.09.2020.

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..

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:

- 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 retail outlet is located or regarding the permission for change of land use. The receipt of approved layout plan may kindly be acknowledged.

4. Apart from the above, following is directed:

- In case the access construction is not completed within stipulated time period, then PD on behalf of this office encash BG no. 034GT02202530002 dated 09.09.2020 immediately and also ensure that BG shall be valid for 3 years.
- Before conveying in-principle approval PD-Hisar may verify BG from bank.

5. The given provisional permission for access should not be used for any other purpose including for changing the land use pattern.

6. This issues with the approval of RO, Chandigarh.

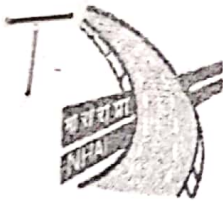
Yours faithfully,

(K.L Sachdeva)
DGM (Tech)

Enclosed: - (01 folder)

Sunil Kumar

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



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण
National Highways Authority of India

भारतीय राष्ट्रीय राजमार्ग प्राधिकरण
(सड़क परिवहन और राजमार्ग मंत्रालय)
National Highways Authority of India
(Ministry of Road Transport and Highways)

परियोजना: कार्यान्वयन ईकाई प.का.ई.-हिसार
Project Implementation Unit (PIU)-Hisar
एस.सी.ओ.-13, न्यू मॉडल टाउन, नजदीक सेक्टर 9-11 पुलिस नाका, तोशम रोड, हिसार-125005
SCO-13, New Model Town, Near Sector 9-11 Police Check Post, Tosham Road, Hisar-125005
टेलीफैक्स/Telefax: 01662-248273, 274, ई-मेल/E-mail: piuhisar@gmail.com/piuhisar@nhai.org,
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भारतमाला
BHARATMALA
प्रगति के पथ पर अग्रसर
ROAD TO PROSPERITY

NHAI/PIU-HSR/NOC/NH-65/Km.91.865 (LHS)/2020/1568

21st October 2020

To,

M/s Gitansh Motors Pvt. Ltd.,
Village Dhingtana,
Tehsil & District Hisar

Sub: Four laning of Kaithal Rajasthan Border Section of NH-152/65 from km 33.250 (Design km-0.500) to km 241.580 (Design km 165.759) in the State of Haryana under NHDP Phase IV through Public Private Partnership (PPP) on Design, Build, Finance, Operate & Transfer ("DBFOT") Toll basis- NOC case for access permission to the proposed Private Property of M/s Gitansh Motors Pvt. Ltd at Km. 91.865 (LHS), on NH-65 (New NH-152/52), at Village Behbalpur & Dhingtana, Tehsil & District Hisar in the State of Haryana- Provisional Approval-reg.

Ref:

- (i) Your letter no. letter dated 10.08.2020.
- (ii) RO, NHAI Chandigarh letter no. NHAI/RO/CHD/11011/PD-HSR/NH-65/Ch.91.865(LHS)/KTL-RB/NOC/04-3536 dated 07.10.2020.

Please refer your letter dated 15.07.2020 regarding NOC case for access permission to proposed Private property of M/s Gitansh Motors Pvt. Ltd at Km. 91.865 (LHS), on NH-65 (New NH-152/52), at Village Behbalpur & Dhingtana, Tehsil & District Hisar in the State of Haryana.

2. RO Chandigarh vide letter no. NHAI/RO/CHD/11011/PD-HSR/NH-65/Ch.91.865(LHS)/KTL-RB/NOC/04-3536 dated 07.10.2020 (copy enclosed) intimated that the case has been accepted provisionally by Highway Administration (HA) subject to fulfilment of conditions mentioned in License deed and MoRT&H circular dated 26.06.2020. In addition to this applicant shall ensure about following condition:-

- (i) The applicant shall arrange all the clearances required for constructing the proposed access as per approved drawings himself. The applicant shall also arrange for shifting of utilities, if required at his own cost as per the direction of the concerned department.
- (ii) The issue of final formal permission including issuance of signed license deed should be duly certified by applicant that the construction have been carried out by the owner of property in accordance with the drawing approved by the Highway Administration. Final permission to start commercial operation may be considered after completion of the service road.
- (iii) The applicant shall do necessary alteration including complete removal/shifting of the approach roads at its own cost if so required by Ministry for the development of National Highway or in the interest of safety in this section.
- (iv) The A.E. shall immediately close or dismantle the access in case the location becomes hazardous from traffic safety view point.
- (v) 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.

NHAI/Letter Head/OA-S

भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

(सड़क परिवहन और राजमार्ग मंत्रालय)

National Highways Authority of India

(Ministry of Road Transport and Highways)

परियोजना कार्यान्वयन ईकाई प.का.ई.-हिसार

Project Implementation Unit (PIU)-Hisar

एस.सी.ओ.-13, न्यू मॉडल टाउन, नजदीक सेक्टर 9-11 पुलिस नाका, तोशाम रोड, हिसार-125005

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National Highways Authority of India

- (vi) 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.
- (vii) 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.
- (viii) That Height restrictions of building structure shall be as per local Govt. guidelines and the building line shall be as per IRC guidelines.
- (ix) That the applicant shall install all the requisite road signs as per IRC: 67 & provide road markings as per IRC: 35 in accordance with the Ministry' guideline dated 26.06.2020.
- (x) That the applicant shall furnish two sets of fresh license deed (duly indicating chainages of both new & old NH no) in two originals drawn on new stamp paper as per Ministry's standard norms and duly signed by authorized signatory along with his power of attorney.
- (xi) 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.
- (xii) 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.
- (xiii) That the applicant shall provide separator between service road and main carriageway if applicable and construct service road at least 300mm below the main carriageway.

3. 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 granted hereby is without prejudice to Government to acquire applicant's land (plot of private property), if required for future development of National Highways.

4. Notwithstanding to the above, the provisional NOC issued shall stand to be cancelled under the following circumstances:

- I. If any documents/information furnished by the applicant proves to be false or if the applicant is found to have wilfully 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 fuel station is located or regarding the permission for change of land use.

5. The given provisional permission for access should not be used for any other purpose including for chainage the land use pattern.

6. The compliance related to construction along-with the requisite documents be submitted to this office after completion of construction within the stipulated time.

भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

(सड़क परिवहन और राजमार्ग मंत्रालय)

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National Highways Authority of India

7. The approval of the Competent Authority is hereby conveyed for further necessary action please.

Encl: As above.

(Gautam Vishal)

GM (T) cum Project Director

NHAI-PIU-HISAR

Surender

Copy forwarded for information to:

1. RO Chandigarh, NHAI, Bays no. 35-38, Sector-4, Panchkula - w.r.t your office letter cited above.
2. M/s L.N. Malviya Infra Projects Pvt. Ltd., Hisar - for necessary action along-with copy of drawing to ensure construction as per approved drawing.
3. M/s KPL, Toll Plaza, Village Badopati, District Hisar - for necessary action along-with copy of drawing to ensure construction as per approved drawing.

From Fire Station Officer

MC Hisar

To M/s GITANSH MOTORS PVT LTD

VILLAGE BEHBALPUR AND DHINGTANA DISTT HISAR HARYANA

Memo No. FS/2022/3 dated : 17/01/2022

Subject : Approval of fire fighting scheme Under 15 mtrs. from the fire safety point of view for Group H- Storage Building at VILLAGE BEHBALPUR AND DHINGTANA DISTT HISAR HARYANA of M/S GITANSH MOTORS PVT. LTD. :

Reference your Transaction Id 060352223000008 dated: 07/01/2022 on the subject cited above.

Your case for the approval of fire fighting scheme has been examined by the team of Fire Station Officers, Hisar Main, .The means of escape and Fire Protection system were checked and found as per the National Building Code of India, Part- IV guidelines. Therefore your proposed fire fighting scheme is hereby approved as per following detail from the fire safety point of view with the following conditions:-

Tower Name	Floor Detail	Terrace Height of Last Livable Floor(In Meters)	Ground Coverage
GITANSH MOTORS PVT. LTD.	GF + FF	7.25 M	1699.77 SQM
Tower Name	Basement Level	Basement Area	Basement Remarks
	0	0	0

- 1) The proposed fire fighting scheme is approved as submitted in the building plan subject to the approval of building plan by the competent authority.
- 2) The approval of fire scheme by this office doesn't absolve the firm from his responsibility from all consequences, in case of fire due to any deficiencies or anything left out in the scheme submitted by you.
- 3) Overhead & underground water tanks provided for firefighting shall be so constructed in such a way that the domestic water tank shall filled from overflow of the fire Water tanks.
- 4) As soon as the installations of fire fighting arrangements are completed, the same may be got inspected/ tested and clearance should be obtained from this office.
- 5) If the infringement of Byelaws remains un- noticed the Authority reserves the right to amend the Plans/Fire Fighting Scheme as and when any such infringement comes to notice after giving an opportunity of being heard and the Authority shall stand Indemnified against any claim on this account.
- 6) If you fail to comply with any of the above terms & conditions you will be liable to be punished as per Chapter-III Section 31 Sub-Section 1 & 2 of Fire Act 2009 i.e. imprisonment for a term which may extend to three month or fine which may extend to five thousand rupees or both.
- 7) The staircase shall be made with the specified material enabling it non-slippery.
- 8) If the gap between ceiling and false ceiling is more than 800 mm then upright sprinkler and detectors above false ceiling & pendent sprinkler below false ceiling shall be installed in the building

Remarks:- FIRE FIGHTING SCHEME APPROVED BY CMC HISAR AS PER NBC 2016 PART 4 FIRE AND LIFE SAFETY



FSO Hisar

MC Hisar

Exercising the power of Director, Fire Services, Haryana



Digitally signed by DALBIR SINGH
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Reason: Digital Verification