

No.RW/CH/PB/NH-64(7)/ km 2.435/NOC/2064/2020

Government of India

Ministry of Road Transport & Highways

Regional Office, Kendriya Sadan, 6th Floor, Sector 9A, Chandigarh

Date: 23 Oct. 2020

To,

Chief Engineer (NH),

Punjab PWD B&R Branch, Patiala.

Sub: NOC for access permission to the proposed private property of 'M/s STJ Infra' falling on NH-7 at km 341.565 (LHS) [Old NH-64 km 2.435(RHS)] at village Nabha Tehsil Zirakpur, Distt. SAS Nagar (PB) in the state of Punjab.

Sir,

This is in reference to your memo no. 3123/NH dated 02.09.2020, submitting therewith subject proposal for consideration of this office. Based on your recommendations, the proposal for access to the subject Private Property falling on existing service road in Urban area, has been accepted provisionally by Highway Administration (HA) subject to the following conditions:-

- 1.1 That the applicant will construct the private property along with its access as per approved drawings at their own cost within 6 months of issue of provisional NOC. In case, the construction is not done in one year, the provisional approval shall be deemed to be cancelled, unless renewed by the Highway Administration.
- 1.2 That the Applicant shall arrange all the clearances 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.
- 1.3 That the issue of final formal permission including issuance of signed license deed should be duly certified by EE, CWD, Punjab. PWD (B&R) Br., Patiala, that the constructions have been carried out by the Applicant of the 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.
- 1.4 That 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.
- 1.5 That EE, CWD, Punjab. PWD (B&R) Br., Patiala, shall immediately close or dismantle the access in case the location becomes hazardous from traffic safety view point.
- 1.6 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.
- 1.7 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.
- 1.8 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.
- 1.9 That height restrictions of building structure shall be as per local Govt. guidelines and the building line shall be as per IRC guidelines.
- 1.10 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's guidelines dated 24.07.2013 to the satisfaction of EE, CWD, Punjab. PWD (B&R) Br., Patiala,
- 1.11 That the Applicant shall furnish two sets of fresh license deeds (duly indicating enclosures 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.

For STJ Infra
Partner

Partner

Partner

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Divisional Officer
SAS Nagar

- 1.12 That the Applicant shall while utilizing permission shall observe guideline relating to safety and convenience of traffic of the Highway, hygiene (in accordance with the requirement of Swachh Bharat Abhiyan), prevention of nuisance and pollution on the Highway.
- 1.13 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.
- 1.14 That the applicant shall provide separator between service road and main carriageway and construct service road at least 300mm below the main carriageway.
2. Development of National Highways is a continuous process and therefore the permission granted hereby doesn't restrict the development of NHs. Therefore the permission is temporary in nature and has no concern with the subsequent acquisition of land of the applicant for NH development and development cannot be comprises on this account.
3. The applicant has submitted the provisional fee for Rs. 20,000/- on 'Bharatkosh' online portal having transaction reference no. 2809200003166 dated 28.09.2020. In this regards it is to be mentioned that license fee, at the time of granting final permission shall have to be submitted by the applicant as per Ministry's guidelines. Further, applicant has submitted Bank Guarantee (BG no. 6322NDDG00010821 dated 07.10.2020) for Rs. 2.5 Lakhs in favour of Executive Engineer, CWD, PWD, B&R Br., Patiala, which is valid upto 06.10.2023. Further, in case the access is not constructed as per the approved drawing, within stipulated period, the BG shall be encashed.
4. Notwithstanding to the above, the provisional NOC shall stand cancelled under the following circumstances:
 - 4.1 If any document/information furnished by the applicant proves to be false or if the applicant is found to have will fully suppressed any information.
 - 4.2 Any breach of the condition imposed by the by the Highway Administration or the officer authorized by the Administration on his behalf.
 - 4.3 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.

Yours faithfully,

[Signature]
29/10/2023
Assistant Executive Engineer
for Highway Administration

Copy to: M/s STJ Infra for information & necessary action please.

For STJ INFRA

Pawan Guel
Partner

For STJ INFRA

Pawan Guel
Partner

Divisional Forest Officer

S.A.S. Nagarpur