



IndianOil

A Maharatna
Company

विपणन प्रभाग
Marketing Division

इंडियन ऑयल कॉर्पोरेशन लिमिटेड
गुडगांव मण्डलीय कार्यालय
83, इंस्टीट्यूशनल एरिया,
सेक्टर-18, गुरुग्राम-122 015 (हरियाणा)

Indian Oil Corporation Limited
GURGAON DIVISIONAL OFFICE
83, Institutional Area, Sector-18,
Gurugram - 122 015 (Haryana) India
Ph. : +91-124-2340313
Fax : +91-124-2342251

Ref no:-GDO/RS/Forest/Bhankhari

Date:-02.08.2024

UNDERTAKING

Full title of the project: Diversion of 0.0069 Ha. Forest land for retail outlet of IOCL Khasra no. 243/2/1 on Badkhal Pali road, left side, at village Bhankhari, Tehsil and District Faridabad under Forest Division & Distt. Faridabad, Haryana.

(Online Proposal No. FP/HR/Approach/43881/2020

A. (150697043881637), UBIN0996335)

1 to 3. That we have deposited the CA and NPV charges amount deposited by generating online challan vide **UTR no. AXSK2413700015572 dated 16-05-2024.**

4. That FRA certificate already uploaded on portal.

5. Copy of CLU/MCF uploaded.

B.

i. That Legal status of the forest land will remain unchanged.

ii. That as per proposal 6 nos. trees will be felled and 3 nos. plants will be damaged

iii. That Compensatory afforestation will be carried out over 0.0106 hectares of forest land on Pali Section 4 and 5 area, Faridabad Range as per proposed scheme amount provided by the User Agency. 106 Plants of CA and ACA will be planted by Forest Department within one year from the date of issue of final approval.

iv. That the forest land shall not be used for any purpose other than that specified in the proposal.

v. That we shall pay additional amount of NPV as and when increased on the decision of the Hon'ble Supreme Court of India.

vi. That this permission is valid for 15 years and thereafter a fresh permission for the use of said forest land will be taken from Government of India.

vii. That the Light crown trees may be planted on the entire periphery of the MS/HSD Station at a distance of 1.5 meter from the wall and the distance between two trees will be 1.00 to 1.5 meter.

viii. That we plants planted along with Entry/Exit or Deceleration/Acceleration. It is also undertake that the Separator Island land will not be used for Commercial purpose.

ix. That no damage will be done to the adjoining forest land. All efforts will be done to protect this forest land.

x. It is ensure that proposed forest land will not be transferred to any Agency/Department/Board/Individuals without the prior permission of Central Govt.

xi. That Layout plan of proposal will not be changed without the prior permission of Central Govt.

xii. If needed user agency will take environment clearance under Environment Protection Act 1986.

xiii. Any conditions violation will be treated as violation of FCA, 1980. Action will be taken as per instructed in Handbook guidelines, 2019, 1.21.

[Signature]
02/8/2024

xiv. That we ensure compliance to the provisions of all the Acts, Rules, Regulations and Guidelines time to time issued by MoEFCC and Forest department.

Place : **Gurgaon**

Date : **02/08/2024**

Signature of User Agency

विपिन कुमार, VIPIN KUMAR

Office Seal

प्रबन्धक (आर एस) / Manager (RS)

इन्डियन ऑयल कॉर्पोरेशन लिमिटेड (विपण)

Indian Oil Corporation Limited

गुडगांव मंडल कार्यालय / Gurgaon Division

83, इंस्टीटयूशनल एरिया, सेक्टर-18, गुरुग्राम-122015

83, Institutional Area, Sector-18, Gurugram-122015



To

M/s Indian Oil Corporation Ltd,
Gurgaon Divisional Office,
83, Institutional Area, Sector-18,
Gurgaon-122001 (Hr.)

Memo No.

Dated:

Subject : NOC for proposal retail outlet (MS/HSD) at Location "Faridabad City-2 (WML or not on NH) on Pali Bhankri road at RD 2.930 (RHS) in District Faridabad.

Ref: Your application dated 25.07.2019

The proposal for retail outlet by the M/s IOCL at KM 2.930 RHS on Pali Bhankri road (ODR) under khasra No. 243/2 within the revenue estate of village Bhankri, Tehsil Badkhal, District Faridabad has been approved in-principle by the committee and provisional NOC for access has been granted, subject to the following conditions:-

1. The Oil Company M/s IOCL 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 future at his own cost in the access, so that surface water is drained through the opening of the grating. No water should be accumulated





along the PWD road/ berms.

- 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 Concerned.
- 6 The oil company shall while utilizing permission shall observe guidelines 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.
- 7 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's 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.
- 8 The pavement of the access road i/e 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.
- 9 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.
- 10 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.
- 11 The oil company shall be responsible to obtain NOC from all other concerned departments such as forest , town & country planning , local bodies etc etc.



- for retail outlet (Petrol Pump) etc. required as per law/ rules & regulations.
- 12 The necessary rent fee/ license charge/ requisite fee to be levied as per aforesaid Rules have been deposited vide DD No. 463628 dated 15.02.2020 issued by AXIS Bank amounting to Rs. 40,000/- to this office for one time for fifteen year is not refundable.
 - 13 That no water should come from retail outlet (Petrol Pump) & accumulate in PWD road / land at this location.
 - 14 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.
 - 15 The Sub Divisional Engineer Concerned shall immediately close or dismantle the access in case the location become hazardour from traffic safety view point.
 - 16 That the oil company shall not do in pursuance of access permission any acts which may cause any damage to road.
 - 17 The oil company will be responsible for non compliance of instructions/ guidelines & consequences arising thereafter i.e 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.
 - 18 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.
 - 19 That there should be no violation of norms pertaining to intersection prescribed in IRC:12-2016 as applicable. The NOC will be considered withdrawn /



cancelled in case of non compliance of this condition.

- 20 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.
- 21 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.
- 22 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.
- 23 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.
- 24 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 inspection) and the construction has been done as per approved drawings and other conditions of provisional NOC.



PUBLIC WORKS DEPARTMENT, HARYANA
(Building & Roads Branch)

Office of the Executive Engineer
Provincial Division No. I
P.W. B&R Branch, Gurugram
Tel: 0124 2322424

25. That at the time of issuing Final Formal Permission/license deed should be issued by Executive 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.
26. The oil company shall energize fuel station after signing of license deeds by the Executive Engineer Concerned.
27. In case the provisional NOC / Final permission is withdrawn by the Executive Engineer, the oil company shall immediately de-energies the fuel station.

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.

Sd/-
Executive Engineer
Provincial Division No. I,
PWD B&R Br, Gurugram

✓ Endst.no.

2930

dated

19/2/20

Copy forwarded to the District Magistrate, Faridabad w.r.t. his memo no. 5256/PLA dated 04.10.2019.

Sd/-
Executive Engineer
Provincial Division No. I,
PWD B&R Br, Gurugram

Endst.no.

dated

Copy forwarded to the Superintending Engineer, Gurugram Circle, PWD B&R Gurugram w.r.t. his memo no.2764/R dated 14.02.2020

Sd/-
Executive Engineer
Provincial Division No. I,
PWD B&R Br, Gurugram

D. joshi/Letters

Form CLU-III
(See Rule 26-E)

To

Regd.

Sh. Parveen Kumar Fagna S/o Sh. Lajpat Rai
House no. 3/C-35, near ESI Hospital NIT,
Faridabad, Haryana-121001

Memo no. DULB/CTP/CLU- 100 FBD/2024/2924
Dated: 09/07/2024

Subject: - Permission for change of land use for setting up of a Retail Outlet (Petrol Pump) over land falling in the revenue estate of village Bhankri (Residential zone, Sector-49), Tehsil & District Faridabad - Sh. Parveen Kumar Fagna S/o Sh. Lajpat Rai.

1. Permission for change of land use for setting up of Retail Outlet (Petrol Pump) over land measuring 765.43 sq. mtrs. (after excluding an area measuring 752.12 sq. mtrs. falls under road widening) bearing khasra no. 243/2/1 of revenue estate of village Bhankri, (Residential Sector-49) Faridabad, is hereby granted as per provision under section 349 (2)(a) of the Haryana Municipal Corporation Act, 1994 after receipt of Rs. 8,03,702/- on account of conversion charges, 7,08,272/- on account of 10% of the gross payable amount of External Development Charges of Rs. 70,82,718/- per acre.
2. This permission is further, subject to the following terms & conditions:
 - i. That the conditions of agreement executed by you with the Director, Urban Local Bodies, Haryana, Panchkula and the provisions of the Haryana Municipal Corporation Act, 1994 are duly complied with by you.
 - ii. That you shall pay the additional amount of conversion charges and External Development Charges for any variation in the area of site in lump sum within 30 days or as and when detected and demanded by the Director, Urban Local Bodies, Haryana, Panchkula.
 - iii. You shall deposit 40% EDC (updated) before approval of standard design or within six months of grant of CLU permission whichever is earlier and the balance 50% EDC (Updated) before issuance of occupation certificate or within two years from grant of CLU permission whichever is earlier.
 - iv. That you shall deposit the Internal Development Charges as and when demanded by the Government or any of its agency.
 - v. That you shall get the Building Plans for the site approved from the Commissioner, Municipal Corporation, Faridabad and start construction at site within six months from issuance of CLU permission.
 - vi. That you shall obtain Occupation Certificate from the Commissioner, Municipal Corporation, Faridabad after completing the building within two years of the issuance of this permission.
 - vii. That you will pay the labour cess before approval of building plan.
 - viii. That you shall not object acquisition of land from your site whenever required for road widening in future by any Government agency.

- ix. That the development/ construction cost of 24/18 mtr wide road/ major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any along with the construction cost of 24/18 mtr wide road/ major internal road as and when finalised and demanded by Director, Urban Local Bodies, Haryana Panchkula.
- x. This permission shall be valid for two years from the date of issue of this letter subject to fulfilment of the terms and conditions of the permission granted and agreement executed.
- xi. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.



Director,
Urban Local Bodies,
Haryana, Panchkula.

Endst. No. DULB/CTP/CLU- 100 FBD/2024/

Dated:

A copy is forwarded to the following for information and necessary action please:-

1. Commissioner, Municipal Corporation, Faridabad.
2. District Town Planner (E), Faridabad.



Senior Town Planner,
for Director, Urban Local Bodies,
Haryana, Panchkula

**COMPLIANCE OF THE SCHEDULED TRIBES AND OTHER TRADITIONAL
FOREST DWELLERS (RECOGNITION OF FOREST RIGHTS) ACT, 2006.**

(CERTIFICATE TO BE GIVEN BY THE CONCERNED DISTRICT COLLECTOR)

TITLE OF THE CASE/PROJECT : Proposal for diversion of 0.0069 ha of forest land for access to retail outlet of IOCL, along Badkhal pali road, L/side, at Village bhankri. under forest division and District Faridabad ,Haryana.

It is certified that the forest land proposed to be diverted is plantation which was notified as "forest" less than 75 years prior to the 13th day of December 2005 and is located in villages having no recorded population of Scheduled Tribes, as per the Census-2001 and the Census-2011.


Dy. Conservator of Forests
Faridabad



District Collector,
Faridabad 