Haryana PWD (B&R)
Executive Engineer
Provincial Division No.1
PWD B&R, Govt. of Haryana
Nirman Sadan, Civil Lines,
Gurugram PIN-122001
Phone No. 0124-2977767
Email: **pwd-eepd1-gurgaon@hry.nic.in**

To

M/s Goel & Sons Developers Pvt. Ltd.
Km. 1.991 (RHS) Road ID – 3071 (Sohna Abheypur Rod)
Village – Khaika, Tehsil Sohna
District – Gurugram..

Memo No. 2245 **Dated:** 12/06/23

Subject: **Proposal for grant of NOC for access permission to Private Property (Affordable Residential Plotted Colony of M/s Goel & Sons Developers Private Limited at Km. 1.991 (RHS) on Road ID 3071 (Sohna Abheypur Road) in village Khaika Tehsil Sohna District Gurugram.**

Ref: Your letter dated 16.02.2023.

As per plan submitted by you, Proposal for grant of NOC for access permission to proposed private property (Affordable Residential Plotted Colony of M/s Goel & Sons Developers Private Limited at Km. 1.991 (RHS) on Road ID 3071 (Sohna Abheypur Road) in village Khaika Tehsil Sohna District Gurugram is hereby accorded subject to the following conditions.

1. The applicant will ensure the construction of deceleration/ acceleration lane, service road, may be consturucted as per approved site plan by the committee.
2. The plinth level of proposed private property shoulder of access road should be at least 300 mm below the PWD road level.
3. The drainage system shall be provided by the applicant through slab type culvert only as per IRC 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 come from the premises of applicant and accumulate in PWD road/land at this location.
4. The applicant shall install all the requisite road signs as per IRC:67.
5. The applicant shall while utilizing permission shall observe guidelines realting to safety and convenience of traffic of the highway hygiene (in accordance with the requirement of Swach Bharat Abhiyan) prevention of nuisance and pollution on the Highway.
6. The pavement of the access road including 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.
7. There should be sufficient parking area inside by the applicnnt 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.
8. The applicant shall be responsible to obtain NOC from all other concerned departments such as forest, town & country planning, local bodies etc. required as per law/rules & regulations.

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9. The necessary rent fee/licence charge/requisite fee to be levied as per aforesaid rules will have to be deposited by the applicant in the Government Account well in time.
10. The applicant has deposited the lease charges for the use of ROW for access amounting to rupees 40,000/- vide D.D. No. 695527 dated 06.06.2023 issued by the IDFC First Bank one time for 15 years (non refundable).
11. The Executive Engineer/ Sub Divisional Engineer concerned shall immediately close or dismantle the access in case the location become hazardour from traffic safety view point.
12. That the applicant shall not do in pursuance of access permission any acts which may cause any damage to road.
13. The applicant will be responsible for non compliance of instructions/ guidelines of all onstruction at his risk & cost etc. and also for submitting wrong information/details if found later on at any stage.
14. The applicant shall ensure that the layout for various buildings inside the premises are located beyond the building line as prescribed in IRC:73 shall be strictly adhered by the applicant.
15. That there should be no violation of norms pertaining to intersection prescribed in EIC letter no.17-Plg-2016/4169-81/Plg dated 10.01.2017 as applicable. The NOC will be considered withdrawn /cancelled in case of non compliance of this condition.
16. The NOC will be considered withdrawn/cancelled in case of non compliance of any instructions/guidelines by the applicant & if any information /detail submitted by the applicant is found wrong at any stage.
17. That the applicant will construct the access as per approved drawing at their own cost within 6 months of issue of NOC. In case the construction is not done with in 6 months, the NOC shall be deemed to be canceled unless renewed by the committee.
18. The applicant will intimate the concerned Executive Engineer/ Sub Divisional Engineer prior to the start of construction of the access that all compliance as per the requirement of guidelines has been done.
19. At the time of issuing NOC the Executive Engineer /Sub Divisional Engineer concerned will sign the agreement with the applicant as per EIC guidelines issued vide no.17-P1g-2016/4169-81/Plg dated 10.01.2017
20. That after completion of construction as per approved drawings and other condition of NOC, the applicant shall apply for completion certificate to the Executive Engineer. At the time of applying completion certificate, the applicant shall submit a certificate that the construction has been done as per approved drawing and other conditions of NOC.
21. That at the time of issuing completion certificate Executive Engineer/Sub Divisional Engineer concerned shall duly verify that the construction have been carried out by the applicant in

HARYANA
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BUILDINGS & ROADS

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accordance with the NOC approved by the committee and as per prevalent guidelines.The EE will submit his report to SE office regarding completion of construction as per approved drawings/guidelines.

22. In case the NOC /completion certificate is withdrawn by the Executive Engineer, the applicant shall immediately close the access.

23. The un-authorised access connections/intersection if any within 300 meter from the proposed private property shall be removed by the concerned Executive Engineer.

24. Executive Engineer concerned before issuing of NOC for access to the proposed private property shall ensure that the requisite undertakings, affidavits and other documents are submitted by the applicant as per requirement of EIC guidelines/instructions and in case of any deficiency he will get the same rectified.

25. **Notwithstanding to the above, the NOC issued shall stand cancelled under the following circumstances.**

26. a) If any document/information furnished by the applicant proves to be false or if the applicant 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 property is located or regarding the permission for change of land use.

DA/Approved case file
(Drawing, Checklist)

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