



# भारतीय राष्ट्रीय राजमार्ग प्राधिकरण

परियोजना कार्यान्वयन इकाई -1

(सड़क परिवहन और राजमार्ग मंत्रालय)

**National Highways Authority of India**

Project Implementation Unit-1

(Ministry of Road Transport and Highways)

प्लॉट-गुडगांव : दिल्ली गुरुग्राम सीमा, डण्डाहेड़ा, रा. मा. -8

किमी. 24 माइलस्टोन, गुरुग्राम - 122016 (हरियाणा)

PIU - Gurgaon : Delhi-Gurugram Border, Dundahera, NH-8.

Km. 24th Mile Stone, Gurugram - 122016 (Haryana)

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PIU/ GA 08/10/59/2020-21/1448

Dated : 11-01-2021

To

Mr. Vineet Kumar,  
Authorized Signatory,  
M/s Sternal Buildcon Pvt. Ltd.  
Ground Floor, Tower -A, Signature Tower,  
South City -1, Gurugram, Haryana - 122001

**Sub.:** Proposal for grant of NOC for access permission to proposed private property of M/s Sternal Buildcon Private Limited" at NH-248A (Old SH-13), Km. 18.017 (RHS) Gurugram – Sohna Road, Village – Dhunela, Tehsil – Sohna & Distt. :- Gurugram, Haryana.

**Ref:** 1. NHAI HQ letter no. PIU/NOC/Oct20/Sternal/41613 dated 06.11.2020.  
2. Your office letter no. Nil dated 29.12.2020.

Sir,

Your proposal no. PP/NH-248A/Km. 18.017 (RHS)/001 dated 14.08.2020, for grant of NOC for access permission to proposed private property of M/s Sternal Buildcon Private Limited" at NH-248A (Old SH-13), Km. 18.017 (RHS) Gurugram – Sohna Road, Village – Dhunela, Tehsil – Sohna & Distt. :- Gurugram, Haryana has been accepted by the Competent Authority provisionally approval 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 Temporary Permission. In case, the construction is not done in one year, this permission shall be deemed to be cancelled, unless renewed by the Competent Authority.
- 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 Project Director, PIU- Gurgaon NHAI that the constructions have been carried out by the Applicant of the property in accordance with the drawing approved by the Competent Authority. Final permission to start commercial operation may be considered after completion of the service road.
- 1.4 That Applicant shall do necessary alternation 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 PD, PIU- Gurgaon 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 the 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 the statutory requirements and 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 26.06.2020 to the satisfaction of Project Director.

Contd./2

- 1.11 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 paper as per Ministry's standard norms and duly signed by authorized signatory along with his power of attorney.
  - 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 execute the above said work as per technical standards / Specifications of MoRTH and its guideline vide its circular no. RW/NH-33023/19/99-DO III dated 24.07.2013 and its subsequent amendment via letter no. RW-NH-33032/01/2017-S&R (R) dated 26.06.2020 following NHAI norms on the matter.
  - 1.15 That the applicant shall undertake all the requisite safety measures / including installation of temporary signage as per standard / specification including lighting facility during night and deployment of sufficient traffic Marshalls at his own cost so as to ensure smooth and unhindered movement to traffic at his location during execution of work.
  - 1.16 That the applicant shall not damage the property of NHAI including its appurtenances / road furniture etc. During execution of work. If damage, the applicant shall restore the same to its original position after completion of work at his own cost failing which the same shall be got done by NHAI at the risk and cost of the applicant.
  - 1.17 That the applicant shall ensure the work shall be executed in liason with concessionaire of the project highway.
  - 1.18 That the applicant shall be give advance information / work schedule / NHAI / Concessionaire of the subject project.
  - 1.19 That no permanent structure shall be executed at this location within ROW of NH-248A.
  - 1.20 That the Applicant shall ensure that no traffic jam occur at this location while executing the work. The movement of vehicular traffic shall be smooth and hindrance free at this location otherwise the said permission may be withdrawn by the NHAI.
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. It is to be mentioned that additional increase in license fee if needs to be submitted by the applicant at the time of final access permission.
4. Notwithstanding to the above, the Provisional NOC issued shall stand to be cancelled under the following circumstances:-
- i) If any document / information furnished by the applicant proves to be false 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.
5. The receipt of approved layout plan may kindly be acknowledged.

Yours sincerely,



(Shashi Bhushan)

GM (T) & Project Director

**Copy to :**

The RO (Delhi), National Highway Authority of India, G 5 & 6, Sector- 10, Dwarka, New Delhi w.r.t. letter no. PIU/NOC/Oct20/Sternal/41613 dated 06.11.2020.