



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण  
(सड़क परिवहन और राजमार्ग मंत्रालय)  
**National Highways Authority of India**  
(Ministry of Road Transport and Highways)  
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NHAI/Tech/PP/NH-248A/2020/M-4

Dated: 25.08.2020

To,

**Project Director,**  
**Project Implementation Unit-Gurgaon,**  
National Highway Authority of India  
Dundahera, Delhi-Gurgaon Border  
Km. 24 Mile Stone, NH-8  
Gurgaon-122 016 (Haryana)

**Sub: NOC case for access permission for proposed Private Property of "M/s St. Patrics reality Pvt. Ltd." Central Park Flower Valley - Residential Township access point at Km. 18.468 (LHS) on NH-248A in village-Dhunela, Tehsil - Sohna District - Gurgaon (Haryana).**

Sir,

Reference is made to your letter no. 478 dated 31.07.2020 recommended therewith NOC case for access permission for proposed Private Property of "M/s St. Patrics reality Pvt. Ltd." Central Park Flower Valley - Residential Township access point at Km. 18.468 (LHS) on NH-248A in village-Dhunela, Tehsil - Sohna District - Gurgaon (Haryana).

2. I am directed to conveying that based on your recommendations and report, the case has been accepted provisionally by Competent Authority, strictly as per guidelines subject to the following conditions:

- (i) That the applicant will construct the private property along with its access as per approved drawing 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.
- (ii) 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.
- (iii) 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 Competent Authority. Final permission to start commercial operation may be considered after completion of the service road.
- (iv) 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.
- (v) PD, PIU-Gurgaon shall immediately close or dismantle the access in case the location becomes hazardous from traffic safety view point.
- (vi) That the applicant shall not do or cause to be done, in pursuance of access permission, any acts which may cause any damage to Highway.

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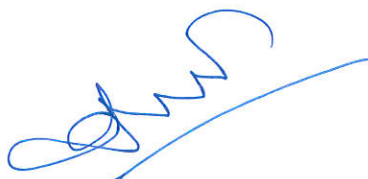
- (vii) That the applicant shall not do or cause to be done, in pursuance of access permission, any act by which safety and convenience of traffic on the Highway shall be disturbed.
- (viii) That the applicant shall ensure that proposed service road shall not be used for parking purpose and there is no overflow of vehicles on approach road.
- (ix) 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.
- (x) That the applicant shall install all the requisite road signs as per IRC:67 & provide road markings as per IRC:35 & in accordance with Ministry's guidelines dated 26.06.2020 to the satisfaction of Project Director.
- (xi) 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.
- (xii) 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.
- (xiii) 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.

3. This permission is further subject to conditions proposed by you as mentioned in Para-2 of your letter no. 478 dated 31.07.2020.

4. It is noted from the location plan that there are numbers of other private properties / fuel stations exists within 1km on either sides of the aforesaid property. In this regard, it may be clarified that as to whether these private properties / fuel stations have taken permission from NH or not, if not, then necessary notices may be issued by you as per the control of NH (Land & Traffic) Act, 2002. Further, the proposal for final permission of aforesaid private property is to be submitted along with notices issued.

5. 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 temporary in nature. The provisional access permission granted hereby is without prejudice to Government to acquire applicant's land, if required for future development of National Highways.

6. Before conveying the provisional NOC, PD may ensure the processing fee, requisite license fee & other fee etc. of the subject proposal are deposited in the proper head & the application should put out in the public domain for seeking claims and objections (on the grounds of public inconvenience, safety and general public interest.) as per guidelines of Ministry if required. In this regard it is to be mentioned that additional increase in license fee needs to be submitted by the applicant at the time of final access permission.



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7. Notwithstanding to the above, this permission shall stand 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 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 or which the Private Property is located or regarding the permission for change of land use.

This issues with the approval of the Competent Authority. A copy of processing note is also enclosed for your reference.

Encl: One set of proposal along with the drawing.

Yours faithfully



(B.M. Sharma)  
Manager (Tech) - Delhi