



HARYANA
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BUILDINGS & ROADS

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-cepdl-gurgaon@hry.nic.in

To

Advitya Residency LLP,
Village- Khatrika, Tehsil- Sohna,
Distt. Gurugram, Haryana..

Memo No. 8313

Dated: 30/09/25

Subject: - NOC case for construction of approach road for Private Property of "ADVITYA RESIDENCY LLP" on ODR Road (Road ID: 3095)(Nimot to Ghangholqa Road), at km. 03.315 (RHS) in village -Khatrika, Tehsil- sohna, Distt- Gurugram (Haryana).

Kindly refer to the case regarding access permission cited in the subject. The License fee/lease charges of Rs. 40,000- (Rs Forty thousand only) has been deposited by Advitya residency LLP, Village- Khatrika, Tehsil- Sohna, Distt. Gurugram, Haryana vide Demand Draft No. 159251 dated 17.09.2025 and performance security amounting to Rs. 2,50,000/-(Rupees Two lakhs Fifty Thousand Only) has been deposited vide FDR no U209013774039 dated 25.09.2025 valid up to 25.09.2028 of Axis Bank, Ballabhgarh. The provisional approval for the proposed road access is hereby given, subject to the following conditions:-

1. The applicant should comply with each point of the check list/drawings/ key plan as per actual requirement / condition at site / guidelines/ norms / code/ instructions issued by PWD (B&R) Head office from time to time in consultation of Sub Divisional Engineer concerned.
2. The proposed property falls on ODR Road (Road ID: 3095)(Nimot to Ghanghola Road), at km. 03.315 (RHS) in village -Khatrika, Tehsil- sohna, Distt- Gurugram (Haryana.) and the access to the proposed property is to be constructed as per site plan submitted and approved by PWD B&R. The access will be as per instructions issued by EIC vide no.17-Plg-2016/4169-81/Plg dated 10.1.2017.
3. The applicant Advitya residency LLP, Village- Khatrika, Tehsil- Sohna, Distt. Gurugram, Haryana will ensure the construction of deceleration/acceleration lane, service road, as applicable as per EIC letter no.17-Plg-2016/4169-81/Plg dated 10.1.2017, before construction of approaches and will get the same checked from the department before taking up further construction work in hand. The Sub Divisional Engineer will report compliance to Division office.
4. The plinth level of proposed private property shoulder of access road should be at least 300 mm below the PWD road level.
5. 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 on PWD road / land at this location.
6. The applicant shall install all the requisite road signs as per IRC: 67 and provide road markings as per EIC letter no.17-Plg-2016/4169-81/Plg dated 10.1.2017 to the satisfaction of concerned Sub Divisional Engineer.
7. The applicant 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 road.
8. The pavement of the access road i/c 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.

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9. There should be sufficient parking area inside by the applicant so that there is no overflow of vehicles on approach road/along the PWD road. No parking will be allowed on 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 should also be complied with.
11. 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. The necessary rent fee/ license charge/ requisite fee to be levied as per above said Rules will have to be deposited by the applicant.
12. The applicant shall abide by all responsibilities as per Haryana Govt. guidelines. In case the Private Property fails to do so, the SDE concerned shall dismantle the road access.
13. The Sub Divisional Engineer, Concerned shall immediately close or dismantle the access in case the location become hazardous from traffic safety view point.
14. That the applicant shall not do in pursuance of access permission any acts which may cause any damage to road.
15. The applicant shall be responsible for compliance of instructions/ guidelines & consequences arising thereafter i/c withdrawal / cancellation of this NOC / dismantling of all construction at his risk & cost etc. etc. & also for submitting wrong information / details if found later on at any stage.
16. That there should be no violation of norms pertaining to intersection prescribed in EIC letter no.17-Plg-2016/4169-81/Plg dated 10.1.2017 as applicable. The NOC will be considered withdrawn / cancelled in case of non compliance of this condition.
17. The NOC shall 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.
18. Notwithstanding to the above, the NOC issued shall stand cancelled under the following circumstances.
 - 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 said Property is located or regarding the permission for change of land use.
19. That the applicant shall construct its access as per approved drawing at their own cost within 6 months of issue of this provisional NOC. The applicants have to submit separate application for getting Final NOC after construction as per approved drawings. In case, the construction is not done in 6 months, the NOC shall be deemed to be cancelled and no Final NOC will be issued unless renewed by the committee.
20. The applicant shall intimate the concerned Sub Divisional Engineer, prior to the start of construction of the said Property that all compliance as per the requirement of guidelines has been done.
21. At the time of issuing NOC the Sub Divisional Engineer, concerned will sign the agreement with the applicant as per EIC guidelines issued vide no.17-Plg-2016/4169-81/Plg dated 10.1.2017.
22. That after completion of construction as per approved drawings and other conditions of NOC, the applicant shall apply for issuing completion certificate to this office, At the time of applying completion certificate, the applicant shall submit a certificate that the construction has been done as per approved drawings and other conditions of NOC.
23. That after the construction is completed, Sub Divisional Engineer, concerned shall duly verify that the construction has been carried out by the applicant in accordance with the NOC approved by the committee

Handwritten signature



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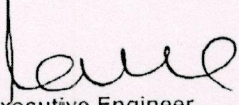
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and as per prevalent guidelines. The Sub Divisional Engineer will submit his report to this office regarding completion of construction as per approved drawings/guidelines.

24. The maintenance of the acceleration /declaration/service road shall be done by the owner of the proposed private property at his own cost.
25. In case the NOC / completion certificate is withdrawn by the office of Sub Divisional Engineer, the applicant shall immediately close the access.

DA/As above


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


Endst.No.

dated

Copy forwarded to the following for kind information & further necessary action, please.

1. The Superintending Engineer, Gurugram Circle, PWD B&R, Gurugram w.r.t his letter no. 8528 dated 19.09.2025.
2. The Sub Divisional Engineer, Provincial Sub Division No 1, PWD B&R Branch, Sohna.

DA/As above


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