



भारतीय राष्ट्रीय राजमार्ग प्राधिकरण
National Highways Authority of India



(सड़क परिवहन एवं राजमार्ग मंत्रालय, भारत सरकार)
(Ministry of Road Transport and Highways, Govt. of India)
परियोजना कार्यान्वयन इकाई, मोहाली-प्लॉट संख्या-275 औद्योगिक क्षेत्र, फेज-9, मोहाली
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Dated: 13 Nov, 2018

NHA/PIU/MHL/11172/RO-PP/123

To,

The Authorized Signatory
Sh. Samar Mohan Ranga
PP of M/s Primary Estates & Developer Pvt. Ltd.
(Arcadia Park East)

Sub: - Proposal of Access Permission to Private Property of M/s Primary Estates & Developer Pvt. Ltd. (Arcadia Park East) on Kharar-Ludhiana road linking NH-05 (Old NH-95) at Km 11.525 (LHS), at Village- Khanpur, Tehsil - Kharar, District - SAS Nagar in the state of Punjab:- **Regarding Temporary Access Permission.**

Ref: MoRTH letter No. RW/CH/PB/NH-95(5)/KM 11.525/NOC/1384/2018/3534-36 dated 02-11-2018.

Sir,

I. This is in reference to the case of NOC for subject cited project. It is intimated that proposal has been examined and has been accepted as **Temporary Access Permission** by Highway Administration (HA) subject to the following conditions:-

(i) The Proposal has been examined and It is observed that the instant case is falling under Kharar-Ludhiana Section of NH-95 (New NH-05) near Chandigarh which is being developed as 4/6 lane project by NHAI. Since the construction of Road near vicinity of proposed PP is yet to be completed, temporary access permission for **Six Months** (to be renewed thereafter periodically) can only be granted by Highway Administration in term of Section 25 of the Control of National Highway (Land & Traffic) Act 2002 as already enunciated vide letter No. RW/CH-E (59)/92 dated 18-11-2013. It is further mentioned that the temporary access shall be granted considering the traffic safety on NH & technical requirements in accordance with Ministry's guidelines and relevant IRC codes. After completion of the flyover in the said section, the proposal for access permission may be sent by the concerned PD of NHAI to this office with countersigned afresh inspection report, checklist, drawing etc. as per actual site condition.

(ii) That the owner will construct the private property along with its access as per approved drawings at their own cost within 6 months of issue of provisional NOC. In case, the construction is not done in one year, the provisional approval shall be deemed to be cancelled, unless renewed by the Highway Administration.

(iii) That the Owner 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.

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(iv) That the issue of final formal permission including issuance of signed license deed should be duly certified by NHAI PIU, Mohali that the constructions have been carried out by the Owner of the property in accordance with the drawing approved by the Highway Administration.

(v) That Owner 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.

(vi) That Project Director, NHAI PIU, Mohali shall immediately close or dismantle the access in case the location becomes hazardous from traffic safety view point.

(vii) That the Owner shall not do or cause to be done in pursuance of the access permission any acts which may cause any damage to Highway.

(viii) That the Owner 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.

(ix) That the Owner shall ensure that proposed service road shall not be used for parking purpose and there is no overflow of vehicles on approach road.

(x) That height restrictions of building structure shall be as per local Govt. guidelines and the building line shall be as per the Punjab Land Improvement Schemes Act 1963 and IRC guidelines.

(xi) That the Owner 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 24.07.2013 to the satisfaction of PD, PIU, Mohali.

(xii) That the Owner shall furnish two sets of fresh license deeds (duly indicating Chainage 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 & purpose of private property to be used at the time of issue of final permission.

(xiii) That the Owner shall while utilizing permission shall observe guideline relating to safety and connivance of traffic of the Highway, hygiene (in accordance with the requirement of Swachh Bharat Abhiyan), prevention of nuisance and pollution on the Highway.

(xiv) 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.

2. Development of National Highway 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 is Temporary in nature. The Temporary access permission granted hereby is without prejudice to Government to acquire applicant's land (plot of private property), if required for future development of National Highways. As ensured by PD the proposal will be reviewed after completion of Project Highway. If then, distance of PP will be coming less than 1000m from TOLL PLAZA then proposal will be recommended under relaxation category as the SR is being provided by NHAI and after that afresh provisional NOC needs to be submitted.