

From

Principal Secretary to Govt. Haryana,
Town & Country Planning, Department,
Haryana, Chandigarh.

To

1. The Director General,
Town & Country Planning,
Haryana, Chandigarh.
2. The Chief Administrator,
HUDA, Sector 6,
Panchkula.

Memo No. Misc-220/7/16/2006-2TCP
Dated: 12.02.2013

Subject: - Policy regarding revision of Norms/Guidelines/Parameters for grant of Change of Land Use (CLU) permission for the development of Retail Outlets/Fuel Filling Stations (other than CNG/PNG).

Reference: In Supersession of earlier policy issued vide memo no. 7/16/2006-2TCP dated 5.9.2008 and Misc 220/7/16/2006-2TCP dated 28.12.2010.

The matter for revision of prevailing Norms/Guidelines/ Parameters followed for grant of CLU permission for Retail Outlets/Fuel Filling Stations has been considered by Govt. and after careful consideration of the matter, following parameters shall be followed while considering/ examining CLU application for setting up Retail Outlets/Fuel Filling Stations in controlled areas:-

1. Land requirement and other parameters for setting up Fuel Filling Stations as per new guiding principles:-

i. Along National Highways:

a) For independent petrol Pumps:

The minimum area for independent fuel filling stations in accordance with the guidelines issued by the Ministry of Road Transport and Highways, Govt. of India, shall be as follows:

- (i) On undivided carriageway : 35m x 35m
- (ii) On divided carriageway : 35m (frontage) x 45 m
- (iii) In urbanisable zone/areas : 20m x 20 m

The maximum area for this category shall be as per Letter of Intent and site plan issued by Petroleum Companies but should not be more than 3000 sqm.

b) For Petrol pumps with facilities like repairs/services shop, ATMs and small eating place (Dhaba/fast food joint):-

Minimum area : 1 acre (4047 sqm)

Maximum area : 1.5 acres (6070 sqm)

These areas/facilities shall be allowed as per provisions contained in Letter of Intent/site plan issued by Petroleum Companies.

- c) For petrol pumps which are part of multi-facility complexes.
- d) The motels/restaurants sites where petrol pump is part of such multi-facility complexes as per the zoning regulation, the area requirements for such a complex may be calculated on the basis of the requirements envisaged in the project as per the FAR and Ground coverage allowed in the rules for commercial sites.

ii. Along Scheduled Roads (Other than NH) and other roads:-

- a) For independent petrol pumps:-

Minimum area : 1000 sqm

Maximum area : 2500 sqm

- b) For Petrol pumps with facilities like repairs/services shop, ATMs and small eating places (Dhabas/fast-food joint):-

Minimum area : 3000 sqm

Maximum area : 1.0 Acre (4047 sqm)

iii. Within the Urbanisable zone/Area:- The minimum area for independent Petrol Pump/Fuel Station in urbanizable limits shall be 20m X 20m

- 2. The restrictions of minimum distance between two Fuel Stations and location of Fuel Station/Petrol Pump from road intersection as prescribed in IRC:12 1983, IRC:12-2009 and instructions of Ministry of Road Transport and Highways, Government of India shall be applicable.
- 3. As and when the services are required to be laid, to be augmented/re-laid, the land will be made available by the owner for laying such services. The owner of CLU permission granted area shall not object for laying off such services. Department shall ensure to seek an undertaking or levy a condition in such regard while granting the CLU permission. HUDA/Department reserves its rights for laying of such services and owner shall have no claim in this regard.
- 4. The Department/HUDA shall keep in mind laying of water supply, trunk services and storm water box drains including that of pylon/footings required for erection of high tension electric towers in Green Belts while examining the application for grant of CLU permission for setting up petrol pump.
- 5. The cross-section of the road with 30 mtrs & 60 mtrs wide Green Belt is shown at **Annexure-I** showing the location where trunk services can be laid. Any deviation for not following the cross-section mentioned at Annexure-I shall be considered on merit of the case. However, the condition mentioned at Sr. No. 3 shall be incorporated in the Letter of Intent/CLU permission or in the Allotment Letter issued by HUDA as the case may be.

6. No Petrol pump retail outlet shall be allowed to be established in case of Roads with 30 m Green Belt if a service road happens to be part of green belt. Cross-section is shown at **Annexure-II**.

7. **Permissible Height:-**

The zoning clause prescribing the maximum permissible height of a fuel filling station building shall stand prospectively amended as follows:

“in case of a fuel filling station, the maximum permissible height of a building constructed in the buildable zone shall not exceed 8 meters inclusive of parapet and the maximum number storeys within the height of 8 mtrs. shall not exceed one”.

Director, Town & Country Planning, Haryana shall ensure that these policy parameters are adhered to while dealing with the cases of grant of change of land use permission for Retail Outlets/Fuel Filling Stations in controlled areas.

The above policy shall also be adopted by Haryana Urban Development Authority while carving out the sites for petrol pumps and in case any un-allotted sites are not fulfilling the criteria proposed in the policy, such sites shall be deleted from the Layout Plans and land thereof will be used as green belt/restricted areas only.
DA/As above.

Sd/-

Superintendent

For: Principal Secretary to Govt. Haryana
Town & Country Planning Department

Endst. No. Misc-220/7/16/2006-2TCP

Dated: 12.02.2013

A copy is forwarded to the following for information and necessary action:-

1. Chief Coordinator Planner (NCR), Haryana, HUDA Complex, Sector 6, Panchkula.
2. Chief Town Planner, HUDA, Sector 6, Panchkula.

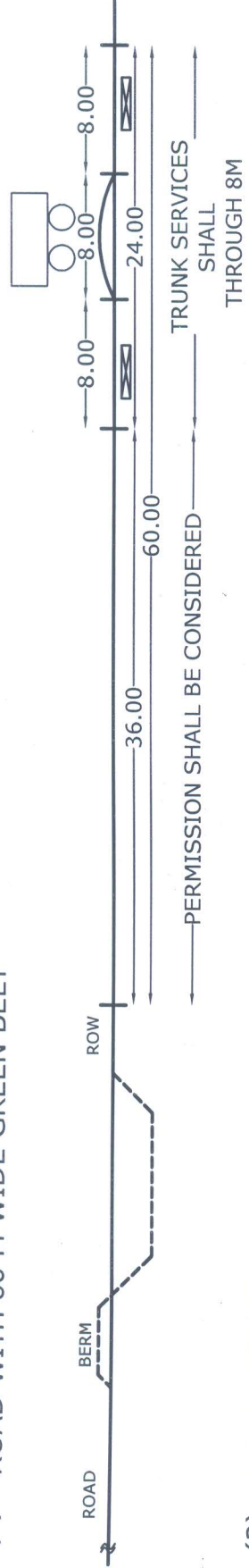
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Superintendent

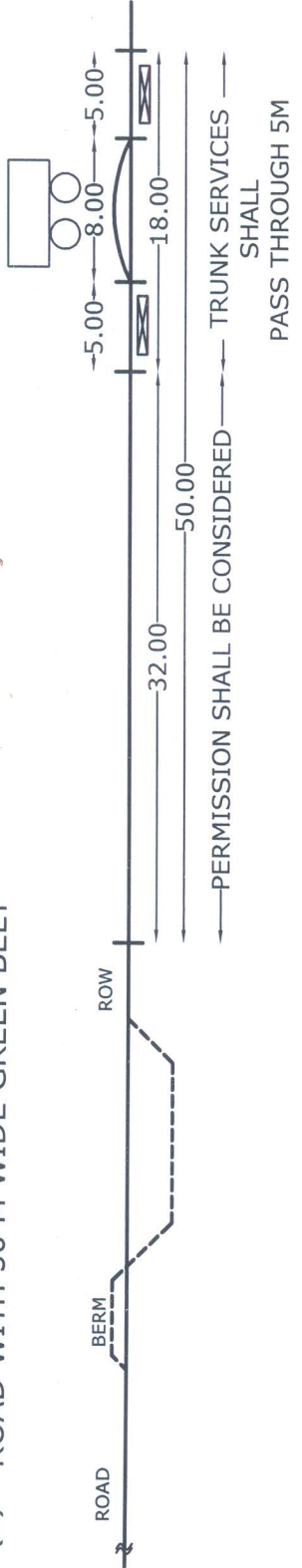
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Town & Country Planning Department

ANNEXURE-1

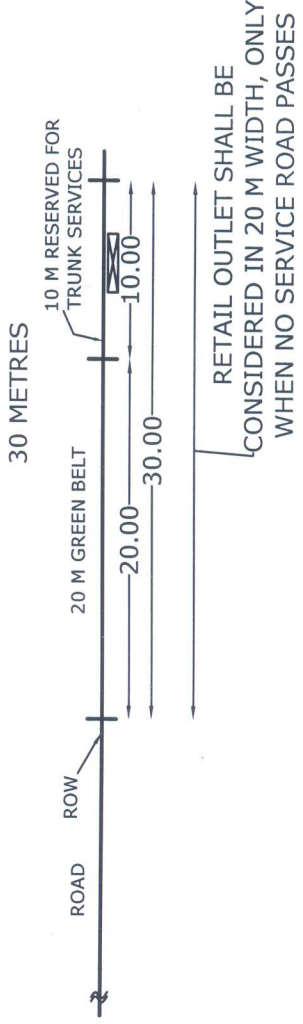
5. (1) ROAD WITH 60 M WIDE GREEN BELT



5. (2) ROAD WITH 50 M WIDE GREEN BELT



5. (3) A ROAD WITH 30 M WIDE GREEN BELT



6. (4) ROAD WITH 30 M WIDE GREEN BELT

