

From

Principal Secretary to Govt. Haryana,  
Town & Country Planning, Department,  
Sector-17, Chandigarh.

To

The Director General,  
Town & Country Planning, Haryana,  
Chandigarh.

Memo No.Misc-311/2013/7/16/2006-2TCP

Dated: 03-06-2013

**Subject: Policy- Fixation of area norms/siting parameters for grant of change of land use permission for setting up of retail outlet for Compressed Natural Gas/Petroleum/Natural Gas station/Petrol Pump/Fuel Filling Station in State of Haryana.**

*Reference: In Supersession of earlier policy issued vide memo no. Misc-311/7/16/2006-2TCP dated 31.12.2012 memo no. Misc-220/7/16/2006-2TCP dated & 12.02.2013.*

The Department earlier issued two polices in respect of setting up of Retail Outlet/Fuel Filling Station & CNG/PNG Station. It was observed by the Department that trunk services 30 metres & 60 metres wide green belt are also affecting CNG/PNG Station for which no policy was formulated. Therefore, consolidated policy in respect of both the cases is as below:-

**I. Land requirement and other parameters for setting up of Compressed Natural Gas/Petroleum/Natural Gas station:-**

- i) Minimum size of the plot for CNG/PNG station should be 50 m x 30 m so that two nos. of gas compressor and upto 8 dispensers can be installed at station. This will accommodate more CNG equipment and efficiently cater to the vehicles of all size. However, in case of recommendation from Gas Distribution Company regarding suitability of the site for setting up of CNG/PNG station, same will be considered on the site area proposed by Gas Distribution Company.
- ii) The canopy as well as buildings to be used for ancillary activities like sale room, toilets, control room etc. shall be allowed upto 7 metres with two storey.
- iii) Inter-distance from the buildings and outer boundaries to the gas storage depend upon total capacity of gas storage unit. This shall be governed by a Code of Oil Industry Safety Directorate - OISD 179 and Gas Cylinders Rules, 2004 (GCR-2004) which are currently as under:-

Total capacity of gas storage units (In liters)	Min. Distance from buildings and boundaries (In meters)
Upto 4500	- 2.5
4500 to 10000	- 4.0
10000 to 100000	- 10.0

- iv) The siting distances norms from the road junction and other fuel filling station including CNG/PNG station shall be adopted as per Indian Road Congress (IRC) norms.

- v) Commercial use shall be permissible, for which covered area shall not exceed 3% of the total permissible ground coverage i.e. 35% of the site area. The zoning parameters other than mentioned above shall be same as applicable in case of Petrol Pumps.

**II. Land requirement and other parameters for setting up of Fuel Filling Stations :-**

**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 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)

- c) Where petrol pumps are part of multi-facility complexes:- The motels/restaurants, site where petrol pumps 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. Permissible Height:-**

The zoning clause prescribing the maximum permissible height of a fuel filling station building shall stand amended as on 05.09.2008 (since earlier policy was issued vide memo no. 7/16/2006-2TCP dated 05.09.2008) 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 of 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 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.

III. As far as laying of trunk services in green belts along 30 metres or 60 metres wide sector road are concerned, the following shall be applicable on Retail Outlet/Fuel Filling Station & CNG/PNG Station:-

- (A) 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 of such services. Department shall ensure to seek an undertaking or levy a condition in this regard while granting the CLU permission to the effect that HUDA/Department of Town & Country Planning reserves its rights for laying of such services and owner shall have no claim in this regard.
- (B) 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 Retail Outlet/Fuel Filling Station & CNG/PNG Station.
- (C) 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. (A) shall be incorporated in the Letter of Intent/CLU permission or in the Allotment Letter issued by HUDA as the case may be.
- (D) No Retail Outlet/Fuel Filling Station or CNG/PNG Station 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**.

The above policy shall also be adopted by Haryana Urban Development Authority while carving out the sites for Retail Outlet/Fuel Filling Station & CNG/PNG Station 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.

*Sd/-*

Superintendent

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

Endst. No. Misc-311/2013-

Dated: 03.06.2013

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.

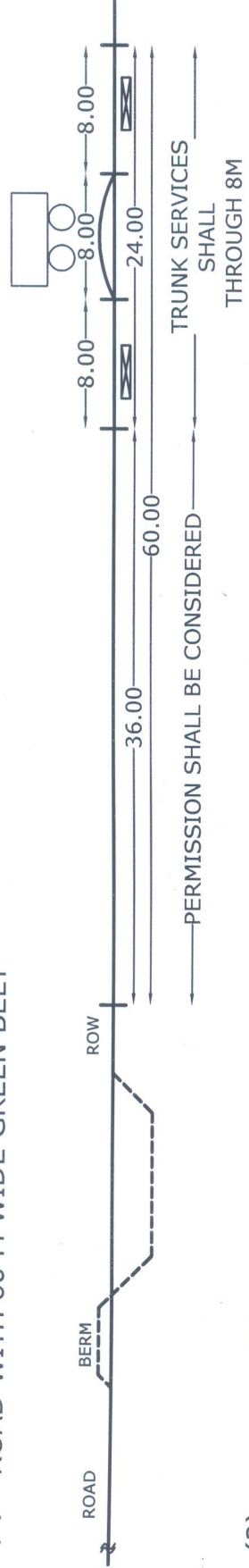
*Sd/-*

Superintendent

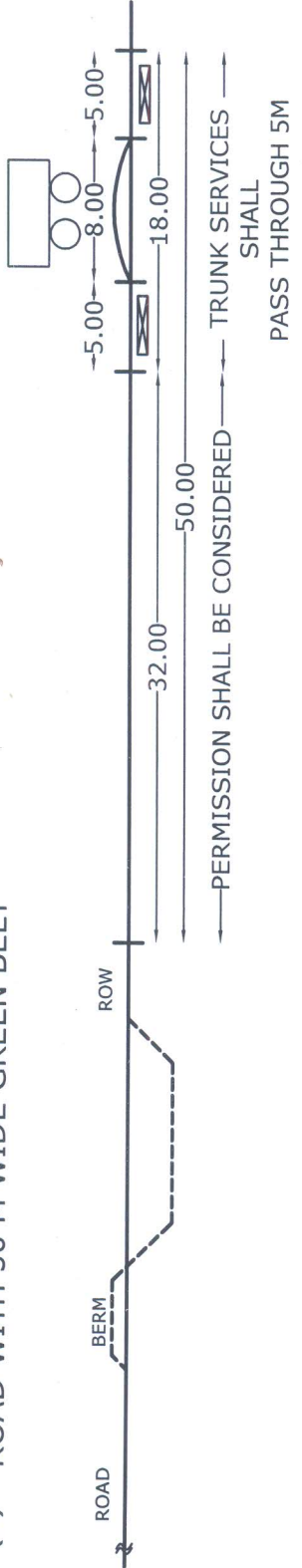
For: Principal Secretary to Govt. Haryana,  
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ANNEXURE-1

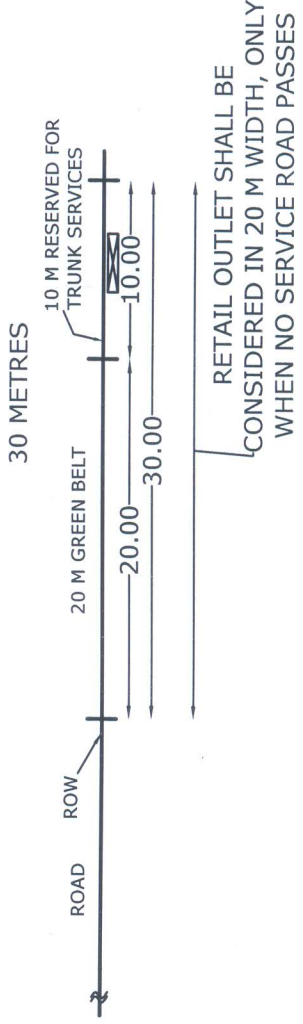
5. (1) ROAD WITH 60 M WIDE GREEN BELT



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

