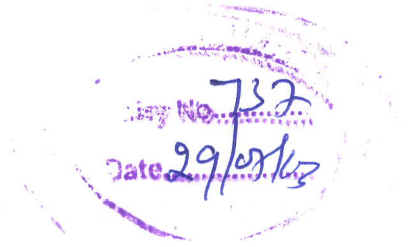


~~TA II~~



From

The Chief Administrator,
HUDA, Panchkula.

To

1. All the Zonal Administrators of HUDA_____.
2. All the Senior Town Planners in the State_____.
3. All the District Town Planners in the State_____.

Memo No:CTP/JS-9/

Dated:

Subject: Policy regarding revision of Norms / Guidelines / 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 the State of Haryana.

Reference:- In continuation of this office memo no. 2900-2930 dated 05.03.2013.

Kindly find enclosed herewith a photocopy of memo no. Misc-311/2013 dated 03.06.2013 received from Principal Secretary to Govt. Haryana, Town & Country Planning Department vide which revised guidelines / 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 the State of Haryana are received.

These guidelines stipulate that above said policy shall be adopted by HUDA while carving out the above referred sites. Also, in case any un-allotted sites are not fulfilling the criteria proposed in the policy, such sites shall be deleted from layout plans and land there of will be used as green belt / restricted area only.

You are, therefore, requested that these instructions may be followed meticulously. You are also requested that proposals for seeking approval of C.A. HUDA for deletion of such un-allotted sites from layout plans may be sent and land under these sites may be re-designated as green belt / restricted areas only. In future fuel filling station sites may be carved out keeping in the above guidelines.

DA/As above

(Usha Kiran)

District Town Planner,
for Chief Administrator, HUDA

Dated:

Endst. No. CTP/JS-9/

A copy is forwarded to the Director General, Town & Country Planning Department Haryana, Sector-18, Chandigarh for information please.

(Usha Kiran)

District Town Planner,
for Chief Administrator, HUDA


Endst. No. CTP/JS-9/ 10684

Dated: 29-7-13

A copy, alongwith a copy of above referred policy guidelines is forwarded to the following for information and necessary action please:-

1. The Chief Administrator, HUDA(Urban Branch), Panchkula.
2. The Chief Controller of Finance, HUDA, Panchkula.
3. The Chief Engineer, HUDA, Panchkula.
4. The Chief Engineer-I, HUDA, Panchkula.
5. The Enforcement Officer, HUDA, Panchkula.
6. The District Attorney, HUDA, Panchkula.
7. The Dy. ESA, HUDA, Panchkula.
- ✓ 8. The GM (IT), HUDA, Panchkula with the request to host the policy on HUDA website.

DA/As above


(Usha Kiran)
District Town Planner,
for Chief Administrator, HUDA

From

copy given to (M) ✓
S.M.C. ✓
DTP (U)
AIP (U)
DS

4/6
C.T.P.

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

Dated:

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. CP-1.

The Department earlier issued two separate policies in respect of parameters followed for grant of CLU permission for setting up of Retail Outlet/Fuel Filling Station and CNG/PNG Station. It was observed by the Department that trunk services in 30 metres & 60 metres wide green belt are also affecting CNG/PNG Stations for which no policy was formulated. Now a consolidated policy in respect of both the cases has been formulated as under:-

- 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 the station. This will accommodate more CNG equipment and efficiently cater to the vehicles of all sizes. 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 sales-room, toilets, control room etc. shall be allowed upto 7 metres with two stories.
 - iii) Minimum distance from the buildings and outer boundaries to the gas storage unit/tank shall depend upon total capacity of gas storage unit. This shall be governed by the 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 distance 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 those mentioned above shall be same as applicable in case of fuel filling station.

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 shall be as per the LOI 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 LOI/site plan issued by Petroleum Companies.

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

- c) Within urbansible zone/area- The main area shall be 20m x 20m.

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.III(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.

sp -
Superintendent

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

Endst. No. Misc-311/2013-7/16/2006-2 TCG

Dated: 3-6-2013

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

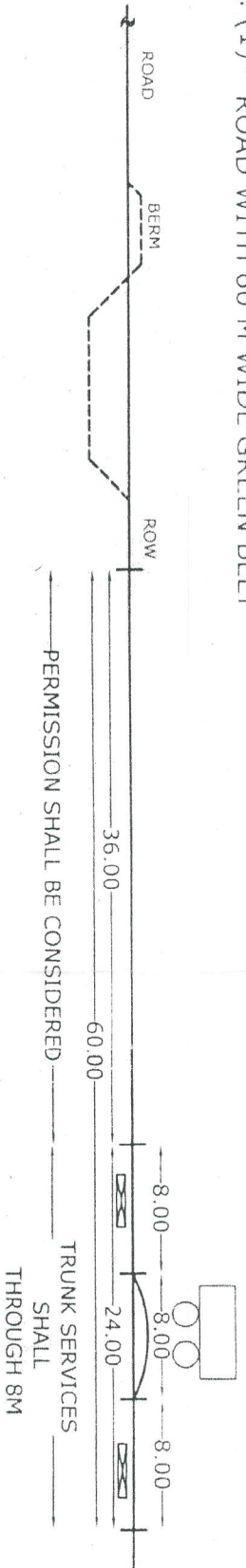
1. Chief Coordinator Planner (NCR), Haryana, HUDA Complex, Sector 6, Panchkula.
2. Chief Town Planner, HUDA, Sector 6, Panchkula.

Rahul Sharma
Superintendent

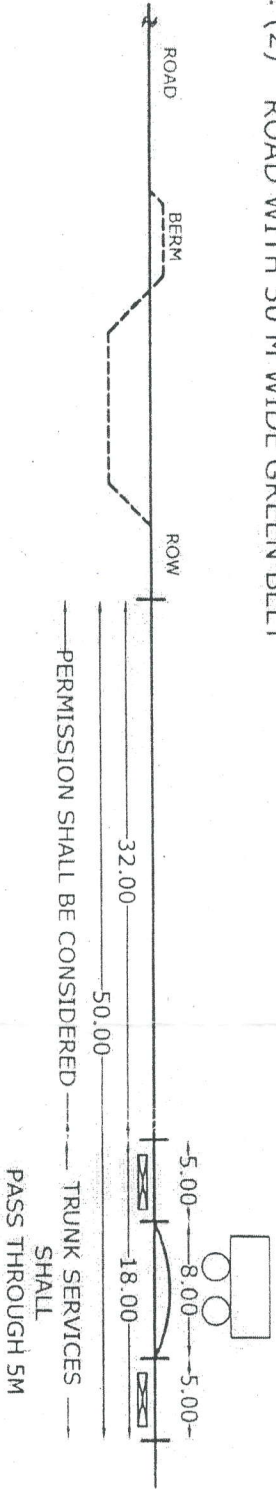
For: Principal Secretary to Govt. Haryana,
Town & Country Planning, Department

ANNEXURE-1

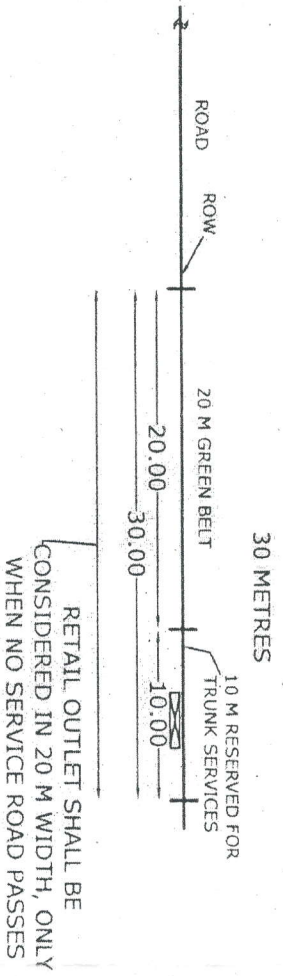
5. (1) ROAD WITH 60 M WIDE GREEN BELT



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

