

**Government of Punjab  
Department of Public Works  
(Buildings & Roads-3 Branch)**

**Notification**

No.12/23/2019-3BR3/ 1402253

Dated, Chandigarh: 24-01-2019

Roadside Fuel/Service Stations are setup in the State of Punjab on State Highways (SHs), Major District Roads (MDRs), Other District Roads (ODRs) & Link Roads (LRs). The following Norms/Guidelines are hereby notified for the issuance of NOC by the concerned Executive Engineer for Access, Location & Layout of Roadside Fuel/Service Station in the State of Punjab:

**1. Norms & Guidelines**

The Guidelines/Norms as contained in the IRC:12-2016 shall be followed with the following amendments in the same:

Clause No. of IRC:12-2016 (Appendix-1)	Existing Norms as per IRC:12-2016 Guidelines		Amendments to be applicable for SH/MDR/ODR/Link Roads in State of Punjab	
<b>3.5.1</b>	<b>Non-Urban (Rural) Stretches</b>		<b>Non-Urban (Rural) Stretches</b>	
	<b>(1) Plain &amp; Rolling Terrain</b>		<b>(1) Plain &amp; Rolling Terrain</b>	
	(i) Intersection with NHs /SHs/ MDRs	1000m	(i) Intersection with NHs/ SHs/ MDRs	1000m
	(ii) Intersection with Rural Roads/ Approach roads to private & public properties.	300m	(ii) Intersection with ODRs/ Approach roads to private & public properties.	200m
			(iii) Intersection with Link Roads	100m
			<b>Note: Any Rasta Kacha/Pucca where ROW (land width) is less than or equal to 22 feet, it will not be considered as intersection.</b>	
	<b>(2) Hilly/ Mountainous Terrain</b>		<b>(2) Hilly /Mountainous Terrain</b>	
	(i) Intersection with NHs/SHs/ MDRs	300m	(i) Intersection with NHs/ SHs/ MDRs	200m
	(ii) Intersection with all other roads & tracks	100m	(ii) Intersection with all other roads & tracks	100m
			<b>Note: Any Rasta Kacha/Pucca where ROW (land width) is less than or equal to 22 feet, it will not be considered as intersection.</b>	
<b>3.5.2</b>	<b>Urban Stretches</b>		<b>Urban Stretches</b>	
	<b>(1) Plain &amp; Rolling Terrain</b>		<b>(1) Plain &amp; Rolling Terrain</b>	
	(A) Urban Area with population of more than 20,000 and less than One Lakh		(A) Urban Area with population of more than 20,000 and less than One Lakh	
	(i) Intersection with any category of roads of carriageway width of 3.50 m & above.	300m	(i) Intersection of any category of roads having carriageway width upto 5.5 m	100m

	(ii) Intersection with roads of carriageway width of less than 3.50 m	100m	(ii) Intersection of any category of roads having carriageway width more than 5.5 m but less than or equal to 7 m	200m
	(B) Urban Area with population of one Lakh & above		(iii) Intersection of any category of roads having carriageway width more than 7 m but up to 10 m	300 m
	(i) Intersection of any category of roads (Irrespective of carriageway width)	100m	(B) Urban Area with population of one Lakh & above	
			(i) Intersection of any category of roads (Irrespective of carriageway width)	100 m
	<b>(2) Hilly and Mountainous Terrain</b>		<b>Note: Any Rasta Kacha/Pucca where ROW (land width) is less than or equal to 22 feet, it will not be considered as intersection.</b>	
	(i) Intersection with any category of road (Irrespective of carriageway width)	100m	<b>(2) Hilly and Mountainous Terrain</b>	
			(i) Intersection with any category of road (Irrespective of carriageway width)	100m
			<b>Note: Any Rasta Kacha/Pucca where ROW (land width) is less than or equal to 22 feet, it will not be considered as intersection.</b>	

## 2. Relaxation in the Guidelines/Norms for Access, Location & Layout of Roadside Fuel/Service Station

The application for relaxation in the Guidelines/Norms for access permission to Fuel Stations along SHs/MDRs/ODRs/Link Roads will be submitted to the concerned Executive Engineer. Before the issue of NOC and in principle approval, the Executive Engineer will make available on the Department website (<http://www.pwdpunjab.gov.in>) the complete application for public comments, thereby bringing out the relaxation sought by the applicant. The concerned Executive Engineer shall also get it advertised in the newspapers. Comments shall be invited within 45 days from the day of uploading/publishing; whichever is later in the format as enclosed (**Annexure-1**). The expenditure for publishing of advertisement and other charges in this regard shall be paid by the applicant seeking relaxation in norms. The publishing of advertisement will not entitle the applicant for the relaxation. The Executive Engineer will subsequently scrutinise the application, the relaxations sought, the objections received on the matter and will put up the complete case to the Appellate Authority for approval. The Appellate Authority will be the Superintending Engineer of the concerned Circle. However, the maximum relaxation in any case in the distances mentioned above shall not exceed 25%.

## 3. Lease Deed Form

Format enclosed at **Annexure-2**.

**4. Fees**

The fees for Access, Location & Layout of Roadside Fuel/Service Station shall be as per Notification issued by Govt. of Punjab vide Endst. no. 5/13/2018-3BR3/1294287/3 dated 10.08.2018 (**Annexure-3**). The fee is applicable for the calendar year 2019 and shall be increased @ 5% for every subsequent year. The processing fees of Rs 10,000/- will be charged extra.

**5. Schedule Roads**

The case for issuance of NOC for Access, Location & Layout of Roadside Fuel/Service Station falling on Schedule Roads will be dealt as per the above guidelines subject to the classification of the Schedule Road i.e. SHs/MDRs/ODRs/Link Roads.

This issues with the approval of the competent authority.

Date Chandigarh 23, January, 2019

  
(Hussain Lal)

Secretary to Govt. of Punjab  
Department of Public Works (B&R)

Endst. No.12/23/2019-3BR3/ 1402253/1

Dated, Chandigarh: 24-01-2019

A copy is forwarded to the Controller, Printing and Stationery Department, Punjab Govt. Ordinary Gazette. It is requested that 100 copies of this notification may be sent to the Secretary to Govt. of Punjab, Department of Public Works (B&R), Punjab Civil Secretariat-2, Sector 9, Chandigarh.

  
Special Secretary, Public Works

Endst No.12/23/2019-3BR3/ 1402253/2-5

Dated, Chandigarh: 24-01-2019

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

- 1) The Public Works Minister, Punjab.
- 2) The Chief Secretary to Govt. of Punjab.
- 3) All the Chief Engineers, Department of Public Works (B&R) Patiala/Chandigarh/S.A.S. Nagar (Mohali).
- 4) All concerned officers.

  
Special Secretary Public Works.

**CC:**

1. Secretary Public Works (B&R)
2. Special Secretary Public Works (B&R)
3. Superintendent B&R-1&3 Branch

**LICENSE DEED for the use of ROW LAND for roads in the State of Punjab**  
**(Fuel Stations)**

**ANNEXURE - 2**

AGREEMENT to construct an approach/access road with necessary provisions for drainage, signage and markings, to \_\_\_\_\_ abutting on the \_\_\_\_\_ boundary of \_\_\_\_\_ in Kilometer \_\_\_\_\_ in survey no. \_\_\_\_\_ of the village \_\_\_\_\_ in the Taluka \_\_\_\_\_ of the \_\_\_\_\_ District.

An AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ Year Two Thousand \_\_\_\_\_ between the Governor of Punjab (hereinafter called the Government which expression shall, unless excluded by or repugnant to the context, include his successors in Office and assigns) of the one part and (name and address of Oil Company) hereinafter called "the Licensee"/"the Licensees" (which expression shall, unless excluded by or repugnant to the context, include the said licensee's successor/Licensees successors, heirs, executors, administrators and assigns) of the other part.

2. WHEREAS THE Licensee has/licensees have applied to the Government for permission to construct on the Government land an approach road with necessary provisions for drainage, signs and markings to his/their property abutting on the boundary of \_\_\_\_\_ in kilometer \_\_\_\_\_ in the \_\_\_\_\_ Taluka of the \_\_\_\_\_ District more particularly described in the Schedule annexed hereto and shown in the drawing attached hereto (hereinafter referred to as "the said premises").
3. AND WHEREAS THE GOVERNMENT have agreed to grant such permission on the terms and conditions hereinafter mentioned.
4. Now, this Agreement witnessed that, in consideration of the terms and conditions hereinafter contained and on the part of the licensee/licensees to be observed and performed, the Government hereby grants to the licensee/licensees permission to construct an access/approach road with necessary provisions for drinking water and toilet facilities, drainage works, signs and markings to the said premises as per approved drawings attached subject to the following terms and conditions, namely:-

- (i) That the licensee/licensees shall within three months from date of receipt of the permission, but without interfering in any way with the highway traffic, complete the construction of the approach road (including deceleration/acceleration lanes) and shall make provisions for drinking water and toilet facilities, drainage, signs and markings at his own cost and to the full satisfaction of the concerned road authority according to the approved drawings and specifications. The drinking water and toilet facilities shall be accessible to the public round the clock. In order to inform the public about these, a display board showing availability of such facilities shall be installed before the entry to the Fuel Station. The said approach road shall not be brought into use after its completion until the Government/PWD gives a completion certificate after satisfying himself that it has been completed as per the sanctioned drawings and specifications. The Fuel Station would be energized by the concerned oil company only after completion certificate has been issued by the Executive Engineer.

- (ii) That on completion of the said work, that part of the approach road, which lies within the limits of Government road land together with any culvert or drain therein constructed shall become the absolute property of the Government subject to the rights of the licensee/licensees to use the same for ingress and egress.
- (iii) The licensee/licensees shall at his/their own cost construct & keep the said approach road, and any culvert or drain therein, in proper repair and condition to the satisfaction of the Executive Engineer. The approach roads would be considered in proper conditions when they are free from potholes and patches. The culverts and drains would be kept in clean conditions to allow full discharge of the storm water, signs and markings to be kept at their respective locations and in clean condition for visibility at all times.
- (iv) That within Six months of a notice duly given to the licensee/licensees in this behalf, the licensee/licensees shall at his/their own cost remove the said approach road or any drainage work constructed in connection therewith and restore the land to its original condition when required to do so by the Government or by any person duly authorized on its behalf. The Licensee/ licensees shall not be entitled to any compensation on account of such removal and restoration.
- (v) That the approach road shall not be used for any purpose other than that of access to and egress from the premises of the licensee/licensees on to the Government road.
- (vi) That the licensee/licensees shall not, without the prior permission in writing of the Government/PWD in any way extend or alter the said approach road or any culvert or drainage therein.
- (vii) That the licensee/licensees shall at all times permit any duly authorized officer of the Government/PWD to inspect the said approach road including any culvert or drainage therein. He shall keep the said approach road clear and shall not be entitled to close any right of way over or in respect of the same against Government, or any member of the public.
- (viii) That the licensee/licensees shall be liable for any loss or damage caused to the Government by drain obstruction or any other like cause due to the said approach road or the drainage work.
- (ix) That the permission granted by this license shall not in any way be deemed to convey to the licensee/licensees any right into or over, or any interest in Government land other than that herein expressly granted.
- (x) That in case the said approach road is destroyed, this license shall determine and the licensee/licensees shall not be entitled to claim any right to construct another approach road in lieu of that so destroyed.
- (xi) That during the subsistence of this license, the said approach road including the road drainage shall be deemed to have been constructed only by the consent and permission of the Government so that the right of the licensee/ licensees to use the same shall not become absolute and indefeasible by lapse of time.
- (xii) In cases of defaults/deviations found during inspections by concerned road authority, each deficiency shall be immediately rectified, which in no case should exceed 30 days from the date of inspection. The failure to rectify the identified deficiencies within the prescribed time would lead to de-energizing the fuel station by the concerned Oil Company. The reenergizing would be done only on complete rectification and on the authorization by Executive Engineer.

- (xiii) That the licensee/licensees shall not sell, transfer or otherwise dispose of the premises without obtaining from the transferee a duly executed agreement with the Government embodying the terms and conditions herein before.
- (xiv) The Oil Company shall have to enter into an Agreement for signing the license deed for *five* years with the Executive Engineer for the use of road/highway land. The license shall be issued to the Oil Company on payment of the fees notified by the Government of Punjab vide notification no. 5/13/2018-3BR3/1294287/1-4 dated 10.08.2018 as license fee valid for a period of five years , alongwith the application. A non-refundable processing fee of Rs. 10,000/- per application shall also be deposited with the application.
5. On the expiry of lease, the access permission may be renewed by the concerned Executive Engineer on re-payment of license fee as described in Government of Punjab vide notification no. 5/13/2018-3BR3/1294287/1-4 dated 10.08.2018 for a further period of 5 years if it conforms to the stipulated norms of the PWD. In case of existing fuel stations constructed as per PWD norms but for which prior approval has not been obtained from the PWD, a penalty of 10,00,000 shall be imposed on the Oil Company to regularize such fuel stations. However, in case of fuel stations existing on newly categorized SHs/MDRs/ODRs, there shall be no penalty but, such Oil Companies shall have to pay the processing fee of Rs. 10,000/- to the Executive Engineer and will be granted 6 month's time to comply with the PWD's norms in the form of an Agreement as below:-
- i. That if and when parallel service roads are constructed the access to fuel station shall be from the service road alone and no claim/compensation shall be entertained on that account.
  - ii. That this Agreement shall remain in force for five years from the date of execution in the first instance and be terminable by a notice of 6 months and the permission may be renewed after expiry of the said period.
  - iii. That the license hereby granted shall not be transferable
  - iv. That the licensee/licensees shall bear the cost of Stamp and attestation of . this Agreement.
  - v. In case of change of categorization of road, the necessary fees as per the Government of Punjab letter as mentioned above will have to be deposited depending upon the category of the road afresh after reducing the already deposited fees on pro-rata basis if any.
6. Situations given below would be treated as violations of the license deed agreement and the Government would be within its right to ask the concerned Oil company to de-energize the Fuel Station;
- i. Non-maintenance of deceleration lane, acceleration lane, service road, drinking water and toilet facilities, drainage system, channelisers , markings, signs and other traffic control devices in good operating conditions (as specified in para 4 (iii), during the period of license deed and not rectifying the short comings within the specified period.
  - ii. Non-compliance for revising the layout of access as directed by the Executive Engineer in writing within specified period.
7. Notwithstanding anything contained in clause 4, this license can be cancelled at any time by concerned Executive Engineer for breach of any of the terms and conditions of license and the licensee/licensees shall not be entitled to any compensation for loss caused to him/them by such cancellation nor shall be absolved from any liability already incurred by him/them under this Agreement. The licensee/licensees shall at this/their own cost remove approach road lying within the boundary of the Government land and restore the Government land to

its original condition. In the event of licensee/licenses refusing to do so, the restoration of the Government land to its original condition shall be done by the in charge Executive Engineer, at the cost of licensee/licenses and the expenditure incurred shall be recoverable from the licensee/licenses as an arrear without prejudice to any other remedies which may be fixed by Government in this behalf.

8. This Agreement may be executed in two counterparts, each of which when executed and delivered shall constitute an original of this Agreement.

IN WITNESS WHEREOF this agreement is executed in two parts by the parties hereto on the date first above mentioned.

Signed by Shri (Name in full) the Licensee/Licensees	Signed by Shri (name in full) for And on behalf of the Governor of Punjab
In the presence of	
1. Name in full (signature) with designation	1. Name in full (signature) with designation
2. Name in full (signature) with designation	3. Name in full (signature) with designation

FORM

ANNEXURE - 1

Form for inviting public comments on the application for relaxation in the guidelines/norms for access permission to fuel station on SH's/MDR's/ODR's/Village Link Roads in the State of Punjab.

The comments by the general public needs to be given within 45 days of uploading the case by the concerned Executive Engineer on the Department website (<http://www.pwdpunjab.gov.in>).

Sl.No	Item	Details
1	Name of the person who is desiring to give comments	
2	Address of the person	
3	Details of the application for access permission against which comments are being given (name of applicant and other details like site address etc.) a) Application No. b) Name of Applicant (who applied to access permission) c) Details of Application	
4	Whether the specific permission, if given, shall cause any damage to Highways? If yes, please give details.	
5	Whether specific permission, if given, shall adversely affect safety and convenience of the traffic on the Highways? If yes, please give the details.	
6	Whether specific permission, if given, shall adversely affect hygiene or cause nuisance and pollution on the Highways? If yes, please give the details.	



Government of Punjab  
Department of Public Works  
(Building & Roads-3Branch)

**ANNEXURE-3**

Office Order

The Governor of Punjab is pleased to notify the charges in respect of various services as under:-

1.1 **Access to Petrol Pumps-** Lump-sum charges for a fixed of 5 years as under shall be collected from the owners of the Petrol Pumps :-

Category of Road	Rates
State Highways	Rs. 4.00 Lacs
MDRs	Rs. 3.25 Lacs
ODRs/Link Roads	Rs. 2.50 Lacs

1.2 **Access to Private Properties-** The following charges shall be collected for a period of 5 years :-

a	For Residential properties	Lease Money Charges
	Rural Area	No license fee
	Urban area (population less than 10 lakhs)	
	Urban area (population 10 to 20 lakhs)	
	Urban area (population more than 20 lakhs)	
b	For Other properties	
	Rural Area	Rs. 1,50,000/-
	Urban area (population less than 10 lakhs)	Rs. 1,50,000/-
	Urban area (population 10 to 20 lakhs)	Rs. 3,00,000/-
	Urban area (population more than 20 lakhs)	Rs. 6,00,000/-

For Access to Petrol Pumps and to the Private Properties, the applicants shall pay the same charges after expiry of 5 years for a further period of 5 years.

2.0 The inspection fee chargeable regarding issue of Safety Certificates for private buildings like Schools, Colleges, Hotels, Theatres etc., shall be as under :-

Sr. No.	Annual Fees Charges in rupees	Covered area of building (Sq. ft.)
1	5000	less than 10000 (Sq. ft.)
2	10000	10000 to 50000 (Sq. ft.)
3	15000	50000 to 100000 (Sq. ft.)
4	20000	more than 100000 (Sq. ft.)

The Safety Certificates shall be issued for,

- (a) Framed structures for 10 years at a time to be renewed 4 times, thereafter to be issued for 5 years to be renewed once, thereafter to be issued for 2 years and renewed once and thereafter it shall be issued yearly;
- (b) For masonry structures; The Safety Certificate shall be issued for 5 years, to be renewed for a period of 5 years each 5 times, to be issued thereafter for a period of 2 years to be renewed 5 times and then to be issued yearly.

3.0 Tender fee shall be charged as under:-

Amount of work	Document Fee
Upto Rs. 10 lacs	Rs. 2,000/-
Rs. 10 lacs to 1 Crore	Rs. 5,000/-
Rs. 1 Crore to Rs. 2 Crore	Rs. 10,000/-
Rs. 2 Crore to Rs. 5 Crore	Rs. 20,000/-
Rs. 5 Crore to Rs. 10 Crore	Rs. 30,000/-
Rs 10 Crore to Rs 50 Crore	Rs. 50,000/-
More than Rs 50 Crore	Rs. 100,000/-

This issues with the approval of the competent authority.

Dated, Chandigarh  
03.08.2018

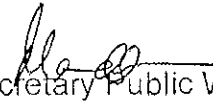
Hussan Lal, IAS  
Secretary to Govt. of Punjab,  
Department of Public Works (B & R)

No. 5/13/2018-3BR3/ 1294287/3

Dated, Chandigarh: 10/08/2018

Copy is forwarded to the following for information and necessary:-

- 1) The Hon'ble Public Works Minister, Punjab.
- 2) The Chief Secretary to Govt. of Punjab.
- 3) ✓ All the Chief Engineer, Department of Public Works (B&R) Patiala/Chandigarh/  
S.A.S Nagar (Mohali.).
- 4) All concerned officers.

  
Special Secretary Public Works

C.C

1. Secretary Public works(B&R).
2. Special Secretary Public works(B&R).
3. Superintendent B&R-1 & 3 branch.