

Circular no.142.54

No.NH-11014/219/2026-HA(CN.272238)
Government of India
Ministry of Road Transport & Highways
(Highway Administration Cell)
 Transport Bhawan, 1 Parliament Street, New Delhi - 110001

Dated: 25th Sept., 2026

To,

1. The Chief Secretaries of all the State Governments/UTs
2. The Director General (RD) and Special Secretary, Government of India
3. The Principal Secretaries / Secretaries of all States / UTs Public Works Department dealing with National Highways, other centrally sponsored schemes
4. All Engineer-in-Chief and Chief Engineers of Public Works Department of States / UTs dealing with National Highways, other centrally sponsored schemes
5. The Director General (Border Roads), Seema Sadak Bhawan, Ring Road, New Delhi - 110010
6. The Chairman, National Highways Authority of India, G-5&6, Sector-10, Dwarka, New Delhi - 110075
7. The Managing Director, NHIDCL, PTI Building, New Delhi - 110001
8. All Regional Officers of Ministry/NHA and EDs of NHIDCL

CIRCULAR**Subject: Building Line and Control Line related to National Highway**

Reference: Guidelines/Norms for Grant of Permission for construction of access to Fuel Stations, Wayside Amenities, Connecting Roads, Other Properties, Rest Area Complexes & such other facilities dated 26.06.2020(hereinafter referred to as 'the Guidelines dated 26.06.2020').

Sir/Madam,

The undersigned is directed to refer to para 7.0 of the Guidelines dated 26.06.2020, which *inter alia* stipulates as under:

"While planning the layout for various facilities inside the fuel stations/establishments, it has to be ensured that fuel pumps are located beyond the building lines as prescribed in IRC:73, 'Geometric Design Standards for Rural (Non-Urban) Highways', or as notified by the concerned State Government, or 10 m away from the ROW boundary, whichever is less....."

2. In the matter of Suo Motu Writ Petition (Civil) No. 9 of 2025 titled "*In Re: Phalodi Accident versus National Highways Authority of India and Others*", the Hon'ble Supreme Court of India, vide order dated 13.04.2026, has passed directions to states to issue notification prohibiting change of land within building line/control line. Several State Governments have issued policy guidelines prescribing building line and control line requirements from the centre line of National Highways.

3. Representations have been received from field offices seeking clarification on the apparent inconsistency between the provisions of para 7.0 of the Guidelines dated 26.06.2020 and the building line/control line requirements as notified by the respective State Governments in compliance with the aforesaid directions of the Hon'ble Supreme Court.

4. The matter has been examined in this Ministry, and the following clarification is

issued in supersession of the provisions of para 7.0 of the Guidelines dated 26.06.2020, to the extent of their inconsistency with the directions of the Hon'ble Supreme Court:

(i) No notification with respect to building line and control line including notification of demarcation of residential and commercial activity along National Highways has been issued by this Ministry. The issue of building line and control line along National Highways arises from the directions dated 13.04.2026 of the Hon'ble Supreme Court of India in Suo Motu Writ Petition (Civil) No. 9/2025. The regulation of building lines and control lines, including the issue of notifications thereunder and their enforcement, falls within the domain of the respective State Governments and Union Territory Administrations, and is not within the purview of the central Govt Ministry.

(ii) While granting new Access Permissions and renewals of such permissions for fuel stations, Wayside Amenities, and other establishments along the National Highway, the building line and control line beyond ROW as notified by the respective State Government shall be ensured by the concerned Regional Officers and field offices of MoRTH/NHAI/NHIDCL. It shall be ensured by the applicants that the design of the fuel station including location of the petrol/diesel tank and building line shall be also in conformity with any guidelines issued by the Oil Marketing Companies from a public safety viewpoint.

(iii) No approvals pertaining to proposals for Change of Land Use (CLU) or to building line and control line matters in respect of lands or plots situated beyond the Right of Way (RoW) boundary of the National Highways shall be issued by the National Highway implementing agencies. Such matters fall outside the jurisdiction of the National Highway implementing agencies and are to be dealt with by the Competent Authorities under the respective State Government.

5. All Regional Officers of MoRTH/NHAI and Executive Directors of NHIDCL are directed to ensure strict compliance of the above clarification while processing applications for Access Permissions.

6. This issues with the approval of the Competent Authority.

Digitally signed by
Ganesh Babu Shelar
Date: 25-09-2026
15:13:17

(Ganesh B. Shelar)
Executive Engineer (NFSG)

Copy to:

(i) Chief Engineer (S&R), MoRTH&H: for inclusion in 'Compendium'.

(ii) Director (NIC): for uploading on the Ministry's website under "What's New" and under 'Compendium' of the Circular.