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No. RW/NH-33044/14/2003-S&R(R)-Pt.  
GOVERNMENT OF INDIA  
MINISTRY OF ROAD TRANSPORT & HIGHWAYS  
(S&R(P&B) Section)  
Transport Bhawan, 01, Parliament Street, New Delhi-110 001

Dated: 11<sup>th</sup> February, 2021

To,

1. The Chief Secretaries of all the State Governments/ UTs
2. The Principal Secretaries/ Secretaries of all States/ UTs Public Works Department dealing with National Highways, other centrally sponsored schemes.
3. All Engineers-in-Chief and Chief Engineers of Public Works Department of States/UTs dealing with National Highways, other centrally sponsored schemes.
4. The Director General (Border Roads), Seema Sadak Bhawan, Ring Road, New Delhi- 110 010.
5. The Chairman, National Highways Authority of India, G-5 & 6, Sector-10, Dwarka, New Delhi- 110 075.
6. The Managing Director, NHIDCL, PTI Building, New Delhi-110001
7. All CE-ROs, ROs and ELOs of the Ministry

**Subject: -Policy Guidelines for Development of Wayside Amenities along National Highways and Expressways.**

Please find enclosed at Appendix policy guidelines for development of wayside amenities along national highways and expressways. All the concerned agencies are requested to follow the same.

2. The contents of this Circular may please be brought to the notice of all the Concerned in your Organization.
3. These guidelines will not be applicable to the ongoing tendering process of the wayside amenities.
4. This Circular issue with the approval of Secretary (RT&H).

Encl: As above

Yours faithfully,

*Dhan Veer Sahu.*

(Dhan Veer Sahu)

Executive Engineer (RSEC)

For Director General (Road Development) &amp; SS

**Copy to:**

1. All CEs in the Ministry of Road Transport & Highways
2. The Secretary General, Indian Roads Congress
3. Ministry of Defence, D (BR-I), B wing, 4<sup>th</sup> Floor, Sena Bhwan, New Delhi-110001.
4. Technical circular file of S&R (R) Section
5. NIC-for uploading on Ministry's website under "What's new"

**Copy for kind information to:**

1. Sr. PPS to Secretary (RT&H)
2. PPS to DG (RD) & SS
3. PPS to AS&FA
4. PS to ADG-I
5. PS to JS (T)/ JS (H)/ JS (LA&C)/ JS (EIC)

Appendix**Policy Guidelines for Development of Wayside Amenities along National Highways and Expressways.****1. Background**

- 1.1. Provision of wayside amenities along National Highway and Expressways is essential since both the passengers and drivers need certain minimum wayside facilities to make their travel safe, comfortable and convenient in order to reduce fatigue in a long distance journey.
- 1.2. In addition to the Highway Development Authorities, Wayside amenities have been also setup by State Government agencies, public sector undertaking, Oil marketing companies and private players through different models of Public Private Partnership, lease or ownership. However, tangible achievement is still far below the need & expectations.
- 1.3. In the past bids invited by the Highways Authorities for development of wayside amenities on BOT mode were not very encouraging due to the reasons of higher capital investment and difficulty in forecast of footfall & revenue generation and there is a need for development of a rational implementable policy.

**2. New Policy**

- 2.1. The matter has been reviewed in the ministry and it is observed that besides the interested land owning private parties, the land has been also earmarked and purchased at some locations by the Highway Authorities for development of wayside amenities. Such lands may be used for development of wayside amenities through branded lease/ permission on co-branding basis. The basic provisions to be made on these facilities may be specified however, their detailing, material and specification may rest with the developer/private parties.
- 2.2. Based on the above, following new policy guidelines are to be followed in supersession of all the previous circulars and guidelines including circular no. RW/NH-34032/4/91-DO III dated 03.04.1998 regarding development of way side amenities along National Highways and expressways.

**3. Norms for suitability of location:**

- 3.1. Efforts would be made by the Highway Authorities to setup wayside amenities at every 40-60 Km of travel distance. For divided carriageway this norm shall be applied separately in each direction.
- 3.2. Since the land available for developing the wayside amenities with the Highway Authorities are limited as such private land owners/developer may also be encouraged to incur investment for creating such facilities.





- 3.3. The wayside amenities should not be in the vicinity of toll plaza. The minimum distance from the toll plaza shall be at least 1 Km. or as permitted by the extant access permission guidelines of the Ministry. However, development of small facilities comprising of toilets, kiosks for selling of packed item tea/coffee etc. may be allowed on private land outside the Right of Way (ROW) near the toll plaza.
- 3.4. The land area for development of wayside amenities may preferably be about 1 hectare and shall have adequate frontage for easy entry and exit of the traffic. However, development of way side amenities on smaller size of land area may also be considered and permitted by Government, in area (such as mountainous and steep terrain etcetera) where there is scarcity of land.
- 3.5. The land use of the site shall be got modified by the land owning entity, wherever required, to ensure the usage of land to development and operation of wayside amenities.
- 3.6. Site should be sufficiently away from urban influence and any other wayside complexes.
- 3.7. Feasibility of locating the facility close to scenic/historic/tourist spots should be kept in view.
- 3.8. The land on both side of National Highway at a particular location shall be preferred for development of wayside amenities targeting car/passengers. Such site shall be developed by connecting through the transparent skywalk. (Typical layout placed at Figure I & II of Annexure-1).

#### 4. Design norms for wayside amenities:

- 4.1. The wayside amenities shall be setup in either of the following form
  - i) Targeting only cars/passengers. (Typical drawing placed at Figure-III of Annexure-1).
  - ii) Targeting trucks/goods vehicle. (Typical drawing placed at Figure-IV of Annexure-1).
  - iii) Combined facility targeting both cars/passenger and trucks/goods vehicle. (Typical drawing placed at Figure-V of Annexure-1).
- 4.2. The type of wayside amenities to be developed at any locations (where private land owner desires to set up facility) shall be decided by the private parties according to their assessment of traffic volume.
- 4.3. The construction in the wayside amenities shall be planned in such a way that the adequate open space is available for parking of vehicles and their movement besides doing landscaping. Minimum of 60% land shall be left open.
- 4.4. Every wayside amenity shall comprise of a dedicated area for promoting local artisans in the form of kiosk / stall/ dedicated covered zone of minimum 1000 square foot or 1% of the area of wayside amenity whichever is more.
- 4.5. The maximum covered area of the site including any mandatory and permissible facilities shall be 40% or as mandated by the local bye-laws, whichever is lower. Phased construction may also be allowed to make it workable on the basis of footfall. This limit shall also include any development in future on the site. For





the fuel station and Electric Vehicle charging station the ground coverage shall be considered only for the actual area covered by the administrative buildings, and other permanent structures. However, it shall not include open hardstand space for vehicle movement under the canopy.

- 4.6 The mandatory and permissible facilities shall be created as per Annexure-2
- 4.7 Adherence to Green Principle shall be encouraged, wherever possible, in the development of wayside amenities as mandated by local bye-laws.
- 4.8 Facility for the persons with disabilities shall be provided in Way Side Amenity in accordance with 'SUGAMYA BHARAT ABHIYAN' of Ministry of Social Justice & Empowerment

## 5. Method of award/development of site

### 5.1 Land already purchased by the Highway Authority

- i) Land shall be given to the private party on lease basis.
  - a. The period of lease shall not be more than 30 years for sites with no constructed asset, i.e. in cases where the Wayside Amenity will have to be completely developed by the private party/ developer.
  - b. The period of lease shall not be more than 15 years for sites where Authority has already undertaken construction of Wayside Amenity.
- ii) The land/site shall be awarded on competitive basis to the party quoting the highest annual lease/rental/revenue share amount. The authority shall assess the potential revenue for each Way Side Amenity site depending upon the land cost, footfall, type of traffic, nearby competitive facilities etc. Depending upon the location of Way Side Amenity the rental and certain percentage of revenue share may also be determined on case to case basis and accordingly bids may be invited via either of the following options: -
  - a. Bidding parameter may be highest quoted annual rental.
  - b. Annual rental may be predefined fix value and Bidding parameter may be proportion of highest quoted revenue share.
  - c. Bidding parameter may be highest quoted annual rental and the proportion of revenue share may be predefined value
- iii) The bid may be accepted if the total annual realization to Highway Authority, i.e., annual rental and estimated revenue share, is at least 5% of the Land cost. Where facility is already constructed the minimum annual realization to Highway Authority, i.e., annual rental and revenue share shall be at least 5% of the Land and construction cost.
- iv) After expiry of the lease period the facility created shall be handed over to the Highway Authority which can again be leased out on competitive basis. However, if the bid of the existing developer is within 10% of the highest quoted bid the existing developer may again be awarded the site if developer intends so and matches the price of the highest bidder.





- v) Annual increase in the lease amount quoted for Wayside Amenity awarded on the basis of competitive bidding shall be as per increase in inflation-based indices (calculated as 70% of annual increase in Wholesale Price Index plus 30% of annual increase in Consumer Price Index)

## 5.2 Land belonging to private party

- i) No fee shall be charged by the Highway Authority for allowing access permission to the wayside amenities on private land.
- ii) The site shall be selected by inviting applications. The land/site which meets the above stated norms shall be allowed for developing wayside amenities. In case more than one private parties are selected meeting the desired requirements, separate proposals for premium (to be paid by interested party to Highway Authority) may be invited and site may be awarded & allowed based on best revenue to Highway Authority.
- iii) The private party shall be allowed to operate the wayside amenity on co-branding basis for which the Highway Authority shall provide its branding, logo, signage etc. to the private party for development and operation of wayside amenity.

## 5.3 Land for developing small outlets near toll plaza/Rest area/lay bye

- i) The size of land shall be min. 200 square meter.
- ii) Such outlet would provide toilet facility (separately for ladies and gents), Kiosk for sell of Tea, Coffee, snacks and other packaged items.
- iii) No fee shall be charged by the Highway Authority for allowing wayside amenities on private land.
- iv) The site shall be selected by inviting applications. The land/site which meets the above stated norms shall be allowed for developing such outlet. In case more than one private parties are selected meeting the desired requirements, separate proposals for premium (to be paid by interested party to Highway Authority) may be invited and site may be awarded & allowed based on best revenue to Highway Authority.
- v) The private party shall be allowed to operate the outlet on co-branding basis for which the Highway Authority shall provide its branding, logo, signage etc. to the private party for development and operation of outlet.
- vi) Existing amenities: the existing private amenities which are meeting above stated norms/guidelines may also be allowed on co-branding basis.

## 6. Role and responsibility of Authority

- 6.1 The Authority shall facilitate the access permission as per the guidelines without charging any fees for developing the wayside amenities either on lease basis or private land on co-branding basis.
- 6.2 The Authority shall provide general design and branding guidelines for the wayside amenity wherever Wayside Amenity is not constructed by the Authority





- 6.3 The developer/private party shall share the layout of the wayside amenities with the Authority in order to verify the built up and open space provided.
  - 6.4 Adequate signage for the Way Side Amenity shall be provided by the Authority at 3 locations each within 2 kms on both sides of the Way Side Amenity in case of undivided carriageways. In case of divided carriageways, signage shall be provided at 3 locations within 2 kms before the Way Side Amenity along the direction of traffic flow. In addition, a signage highlighting the distance to the next Way Side Amenity shall be installed before the gap in the median in the opposite direction for traffic flowing in the opposite direction. The cost of such signage shall be borne by Highway Authority.
  - 6.5 The Highway authority may provide support (without any contractual obligation) for obtaining any clearances including establishing fuel stations and Electric Vehicle charging station provided it meets all the requirement of concerned authority including of Ministry of Petroleum & Natural Gas and Oil marketing companies. The entire responsibility of obtaining clearances shall be of private party/developer.
  - 6.6 The Highway Authority may monitor the development and operation of wayside amenities.
  - 6.7 In case developer/ private party encroach upon the land of Highway Authority, action shall be taken against such encroachment as per "The Control of National Highway (Land & Traffic) Act, 2002".
- 7. Role and responsibility of private party**
- 7.1 The funds for creating the wayside amenities shall be arranged by the private party/developer.
  - 7.2 The design and construction responsibility including arranging all construction material shall be of private party/developer. The operation and maintenance responsibility of wayside amenities shall also be of the private party/developer.
  - 7.3 All statutory approvals including the approval required for establishing fuel stations and Electric Vehicle charging station shall be obtained by the developer/private party.
  - 7.4 A time period of six months will be provided to obtain all the statutory approvals/NOCs from the date of award. Lease period shall start after the expiry of this six months' tenure and this will be termed as "Lease Date".
  - 7.5 The construction of wayside amenities shall be completed within a period of 1 (one) year from the date of award and six months from the "Lease Date" whichever is early.
  - 7.6 The developer/private parties shall also be responsible for obtaining clearance and approval from the concerned authority for operating various services such as food court, restaurant etc. The private party/developer shall not be allowed to charge the customers for the drinking water, toilets and washrooms.
  - 7.7 The Private party shall maintain and operate the wayside amenities to the customer satisfaction especially of the quality of services/food etcetera. The Private Party shall follow all Health & Hygiene related



guidelines/rules/directions of the Central and State government and display a confirmation/compliance of the same at a prominent place of wayside amenity.

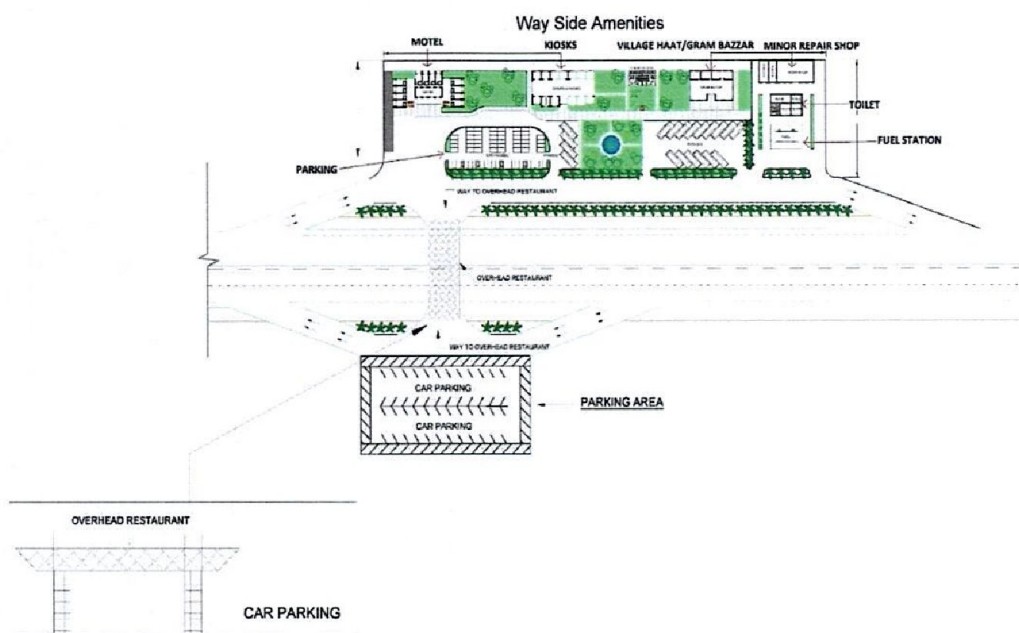
- 7.8 The developer/ private party shall not encroach upon any part of Right of Way (ROW). Action shall be taken against developer/ private party as per "The Control of National Highway (Land & Traffic) Act, 2002".

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## Annexure-1



(Figure-I)



(Figure-II)





(Figure-III)



(Figure-IV)

A handwritten signature in blue ink, appearing to read 'eeann'.





## Annexure-2

Sl. No.	Facility	Targeting		
		Cars/ Passengers	Trucks/ Goods vehicle	Both cars/ passenger and trucks/ goods vehicle
<b>A.</b>	<b>Mandatory Facility</b>			
1.	Food Court/restaurant	Y	X	Y
2.	Convenience store/ shops	Y	Y	Y
3.	Toilet facility (separate for ladies, gents & Divyang with appropriate ramp and railing), dustbin and baby care room	Y	Y	Y
4.	Drinking water	Y	Y	Y
5.	Car/Bus Parking (Provision for wheel chair & other facilities for Divyang)	Y		Y
6.	First Aid Box	Y	Y	Y
7.	Dedicated area for promoting local artisans in the form of kiosk / stall/ dedicated covered zone with a minimum of 1000 square foot or 1% of the area of wayside amenity whichever is more.	Y	Y	Y
8.	Landscaping	Y	Y	Y
9.	Truck parking	X	Y	Y
10.	Dhabas for truckers	X	Y	Y
11.	Children's play area & open gym	Y	X	Y
11.	Safety awareness corner	Y	Y	Y
<b>B.</b>	<b>Permissible Facility</b>			
1	Fuel stations (Petrol/ Diesel pump, CNG fuel station, any other type of fuel station) and Electric Vehicle charging station with air filling stations, puncture repair and pollution check	Y	Y	Y
2	Tourist information kiosk	Y	X	Y
3	Motel/rooms for short stay	Y	X	Y
4	Dormitory for drivers	Y	Y	Y
5	Open gym & Open rest area with benches and tables	Y	Y	Y
6	Vehicle repair shop	Y	Y	Y
7	Spare parts shop	Y	Y	Y
8	Car washing facility	Y	X	Y
9	Medical clinic with ambulance	Y	Y	Y
10	ATM	Y	Y	Y
11	Convention centre	Y	X	Y
12	Telephone tower	Y	Y	Y
13	Village Haat & MSME craft shop	Y	Y	Y
14	Self-laundry and cooking facility for truckers	X	Y	Y