

From

Financial Commissioner & Principal Secretary to Govt. Haryana
Town & Country Planning Department.

To

Director,
Town and Country Planning,
Haryana, Chandigarh.

Memo No. 7/16/2006-2TCP/

Dated 12.06.2008

Subject:- Policy instructions regarding allowing four level basements & allowing more parking space in the high rise buildings to make adequate parking provisions.

In continuation of Government's Memo No. 7/16/2006-2TCP, dated 19.12.2006.

In view of the increasing demand for parking and the latest technologies available for structural design, the Governor of Haryana is pleased to allow four level basements for parking, to facilitate the general public, in the high rise buildings of Cyber City, Cyber Park/IT Park, Group Housing Colony and Commercial Colony, for which the licences are issued under the provision of Haryana Urban Development and Regulation of Urban Areas Act, 1975 and Rules, thereof. Further the parking of each type of buildings has also been revised in the following manner:-

1. Group Housing Colony Building:- 1.5 Equivalent Car Space (ECS) for each dwelling unit will be required instead of 1 ECS. Also minimum 75% of the total car parking is to be provided in the form of covered parking. Further minimum 5% of the total car parking will be made available to the EWS category flats.
2. Integrated/ Multi Storey Commercial colony Building:- 1 ECS for every 50 sq. mtrs. of covered area will be required instead of 75 sq. mtrs. Further 15% of the total parking requirement has to be at surface level and remaining 85% shall be in the form of covered parking.
3. Cyber Park/ IT Park/ Cyber Cities:- 1 ECS for every 40 sq. mtr. Of covered area will be required as already been implemented.
4. The covered parking in the basement or in the form of multi level parking above ground level will not be counted towards Floor Area Ration (FAR). However, the footprint of separate parking building blocks shall be counted towards ground coverage.
5. In case of provision in of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement/ floor may be maximum of 4.5 mtr.

6. The misuse of the covered parking space will immediately attract levy of three times the penalty of the composition fee prescribed for the excess covered area in the respective category. The basement can be used for air conditioning handling unit, utilities and services connected with the building, parking space. No storage and commercial activities shall be permitted in the covered parking areas.

Superintendent,
for Financial Commissioner & Principal Secretary to Govt. Haryana
Town & Country Planning Department