

ORDER

Subject: Provision of Basement in Integrated Projects, viz, Group Housing, Commercial and Cyber Park/ Cyber City Projects.

The issue regarding provision of basement in the integrated projects stands deliberated by the Building Plan Approval Committee (BPAC) in its meeting dated 12.03.2010, with reference to the existing provisions in the zoning plan providing for four level basements and several requests from applicants seeking provision of either 'no basement' or in some other cases just a 'single level basement'. In some cases, the applicants have also proposed stilts and in some cases upper level floor (viz., 1st, 2nd, 3rd etc. floor) to serve for the parking requirements.

After deliberating on the pros and cons of this issue it was observed by the BPAC that not providing for basements and providing covered parking space on upper floors is permitted under the prevailing norms and bye-laws. However, it is an inefficient utilization of space, and there would always be a temptation to convert at least part of such prime space on the parking floors into commercial use, especially in commercial and cyber park/ cyber city projects. It was also observed that some of these proposals were being received in sectors where water table was high and accordingly excavation and construction of basement is a challenge. After considering the issue from all angles the BPAC has recommended as follows:

1. Since the problem of parking is quite acute in Hyper and High Potential towns, a single level basement in case of group housing colonies and twin level basement in commercial and cyber park/city shall be mandatory.

2. No exception to the above requirement at Sr. No. 1 be allowed. However, under exceptional circumstances and on account of Geo-Technical feasibility issues posing construction challenges at site, such requirement may be considered for waiver, subject to submission of a report from Geo-Technical expert from any of the following reputed institutions, viz., IIT Delhi Roorkee; PEC, Chandigarh or NIT, Kurukshetra.

3. In medium and low potential towns the provision of basement shall not be mandatory, and its provisioning shall be based on its design and requirements.

The above recommendations of the BPAC are hereby approved. The parameters as above shall be followed strictly while approval of building plans of such integrated projects.

Dated: 16th June 2012
Chandigarh

Sd/-
(T.C. Gupta, IAS)
Director General, Town and Country Planning,
Haryana, Chandigarh

Endst. No. 21258-21299

Dated 23-10-2012

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

1. Chief Town Planner Haryana
2. All Senior Town Planners.
3. All District Town Planners.

Sd/-
(P.P. Singh)
District Town Planner (HQ),
Office of Director General, Town and Country Planning,
Haryana, Chandigarh