

From

Principal Secretary to Govt. Haryana,
Town and Country Planning Department.

To

The Director General,
Town and Country planning,
Haryana, Chandigarh.

Memo No. Misc-382-E/8/2/2013-2TCP
Dated: 06.03.2013

Subject: Policy for stilt parking in all licenced colonies and CLU granted plots/areas for all purposes (except farmhouses) having size of 6 Marla (151.75 sqm) and above.

Recently, Department has amended the Rule 49 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 by increasing height of residential building from 12 mtrs to 14.5 mtrs. The said notification is already hosted on website of the Department namely www.tcpharyana.gov.in.

2. It has been observed by the Department that there is increasing parking problem in urbanisable zone as well as in and around Change of Land Use permission granted areas and thus congestion, bottlenecks are created which affect overall traffic. These traffic bottlenecks create noise pollution as well as may endanger human lives. Therefore, Department has decided that stilt parking will be allowed in all licenced colonies and CLU granted plots/areas for all purposes (except farmhouses) having size of 6 Marla (151.75 sqm) and above. The detailed policy is as below:-

- (i) Stilt Height:- The stilt height measuring 2.4 mtrs below the roof beam shall be allowed in case of residential plots and other CLU granted areas except Industrial Building. However, in case of industrial building the stilt height shall be allowed as 2.75 mtrs minimum and 6 mtrs maximum. This maximum height of stilt is kept in view of the height of single axle truck which can be easily parked below the stilt. An undertaking will also be obtained from the individual plot owner by the colonizer/Department that the said stilt will not be used for any purpose other than parking.
- (ii) Allowing basement below the stilt:- Basement shall be allowed as per the structural requirements, planning point of view and as per requirement of the owner in case of residential and industrial plots. The roof slab of the basement should be designed for taking load of vehicles proposed to be parked on the slab under the stilt for parking. In case of industrial plots, weight of loaded truck would be taken into consideration and the following provisions shall govern the provisions of parking in basement and under the stilt:-
 - a) The basement not exceeding the maximum permissible zone on ground floor and intended to be used for parking, services and storage shall be allowed, if it

satisfies the public health and structural requirements and shall not be considered in Floor Area Ratio. Ramps shall be permitted within the zoned area (Building line) to keep the setback area uninterrupted.

- b) The built area required for labour welfare, within the premises, under the provisions of the Factories Act, 1948 such as dispensary, dining area, canteen, lavatories, crèche etc. shall not be counted for parking requirement.
- (iii) Ramps:- The ramps in the plots shall be permitted within the zoned area depending upon the feasibility. The ramps shall not be allowed for going into basement of plots having an area of less than one Kanal.

Sd/-
Superintendent,
Principal Secretary to Govt. Haryana,
Town and Country Planning Department

Endst. No. Misc-382-E/8/2/2013-2TCP

Dated: 06.03.2013

A copy is forwarded to Chief Coordinator Planner (NCR), HUDA Complex, Sector 6, Panchkula with the direction to incorporate the policy appropriately in all the Development Plans.

Sd/-
Superintendent,
For: Principal Secretary to Govt. Haryana,
Town and Country Planning Department