

From

The Chief Administrator
HUDA, (Town planning wing)
Panchkula.

To

1. All the Administrators, HUDA _____.
2. All the Senior Town Planners, _____.
3. All the District Town Planner, _____.
4. All the Estate Officers HUDA _____.

Memo. no. CTP-STP (N)/JS/9602-50

Dated:09.08.2010

Subject: - 1. Policy regarding removal of height restriction on group housing sites, integrated commercial complexes and Institutional sites.

2. Policy regarding permission of four level basement in group housing, integrated commercial complexes and IT Parks/Cyber cities/IT units.

Reference: - In supersession of this office memo no. 7370-7418 dated 03.06.2010.

It has been decided to amend the instructions on the subjects cited above, issued vide letter under reference as under:

In view of the fact that the National Building Code (Part-IV) has de-restricted the height of the buildings and the fact that the latest technologies are available for structural design and fire fighting, it has been decided to remove the limit of the maximum height of the building in case of Group Housing sites, Commercial Complexes and institutional sites. In the case of commercial complexes, this provision shall be applicable only on those sites which are governed by the zoning plans and not by the architectural controls. Similarly, in case of institutional sites, the policy shall be applicable on institutional plots having an area of one acre and above. Further, in case of above mentioned buildings having height 30 meters and above, clearance from the National Airport Authority of India will be required. For buildings more than 60 meter in height, regarding structural stability, the clearance from the recognized institutions like IITs, Punjab Engineering College (PEC), Regional Engineering College/National Institute of Technology etc. and for the fire safety clearance from National Fire Service College Engineers (Ministry of Home affairs, Govt. of India) Nagpur will be required.

In view of increasing demand for parking and the latest technologies available for structural design, it has also been decided to allow four level basements for parking, to facilitate the general public, in the high rise buildings of Cyber City, Cyber Park/ IT Park/ IT units, Group Housing sites, Commercial Complexes and institutional plots. The provision of parking in various types of buildings shall have to be made as follows:-

1. Group Housing Sites: - 1.5 equivalent Car Space (ECS) for each dwelling unit will have to be provided instead of present one equivalent car parking space (ECS) for each dwelling unit. Also minimum 75% of total car parking is to be provided in the form of covered parking.

2. Integrated/Multi-storey Commercial Buildings: - One ECS for every 50 square meters of the covered area will have to be provided instead of 75 square meters. Further, 15% of the total parking requirement has to be at the surface level and remaining 85% shall be in the form of covered parking.

3. Cyber Park/ IT Park, Cyber Cities, IT Units: - One ECS for every 50 square meters of the covered area will have to be provided.

4. Institutional Sites: - One ECS for every 75 square meters of the covered area will have to be provided. Atleast 20% of the parking shall be at the surface level and remaining 80% shall be in the form of covered parking.

5. The area for parking per car unit (Equivalent Car Space) shall be as under;

a) Basement = 35 square meters.

b) Stilts = 30 square meters.

c) Open = 25 square meters.

Parking for special areas like auditoriums/convention centre etc shall be in addition as per BIS code.

6. The covered parking in the basement or in the form of multi-level parking above ground level will not be counted towards Floor Area Ratio (FAR). However, the footprint of separate parking building blocks shall be counted towards ground coverage.

7. In case of provision of mechanical parking in the basement floor/upper stories, the maximum floor to ceiling height of the basement/floor may be of 4.5 meters.

8. 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 (AHU), utilities and services connected with the building, parking spaces. No storage and commercial activity shall be permitted in the designated parking areas.

9. In case a part of the basement is used for generator room, electric substation, transformer room etc, the same shall be segregated from the rest of the basement through a masonry wall, at least 4 ½” thick.

10. The above provisions shall also be applicable on group housing sites, institutional sites and Cyber Park/ Cyber Cities/IT Park/IT units retrospectively. However, these relaxations shall not be allowed on commercial sites already disposed off by way of auction. Such commercial sites shall be governed by the term and conditions of auction as well as provisions of approved zoning plans.

-Sd-

(B.B.L. Kaushik)

Chief Town Planner,
for Chief Administrator, HUDA.

Endst.no. CTP-STP (N)/JS/9651-58

Dated: 09.08.2010

A copy is forwarded to the following for information and further necessary action please.

1. The Chief Administrator HUDA (Urban Branch-I &II), Panchkula.
2. The Chief Controller of Finance HUDA Panchkula.
3. The Chief Engineer, HUDA Panchkula.
4. The Chief Engineer-I, HUDA Panchkula.
5. The Senior Architect HUDA Panchkula.
6. The Enforcement Officer HUDA Panchkula.
7. The Dy. ESA HUDA Panchkula.

-Sd-

(B.B.L. Kaushik)

Chief Town Planner,
for Chief Administrator, HUDA.