

FINAL PARKING POLICY/ NORMS FOR MUNICIPAL AREAS OF HARYANA

Municipal Corporations in the State of Haryana are governed by the provisions of the Haryana Municipal Corporation Act, 1994 and rules / bye-laws framed thereunder while the Municipal Councils / Committees are governed by the provisions of the Haryana Municipal Act, 1973 and rules / bye-laws framed thereunder. The municipalities sanction the building plans as per the provisions of the Haryana Municipal Building Bye-Laws, 1982. In these bye-laws, there are no specific provisions regarding minimum requirement of parking for different uses/ buildings. However, while notifying the policy regarding construction of shopping malls and multiplexes vide notification dated 16.09.2005 and the policy for conversion of residential houses / vacant plots into commercial use issued vide notification dated 30.01.2007, minimum parking requirement of 1 ECS (equivalent car space) for 75 sq.metre of covered area was prescribed. Further, while approving the zoning plans for institutional buildings, a provision to reserve 10 % of the plot area for parking is specified, by the Directorate of Urban local Bodies, Haryana.

However, it has been observed that the above said minimum requirement of parking space is insufficient keeping in view the increasing number of vehicles plying in the municipal areas of the State. At present, there is no specific policy for parking norms. In the absence of detailed policy guidelines, the situation in terms of vehicles parked haphazardly on vacant places/ streets is leading to traffic congestion/accidents. Due to vehicular growth and consequent congestion, the need to frame a proper parking policy/ norms to keep the roads free from obstacles for smooth movement of vehicles has been felt.

In CWP no. 17296 of 2011 KrishanLal Gera Vs State of Haryana, the Hon'ble High Court vide order dated 3.7.2013 has observed as under:

".....We make it clear that the remaining municipalities should be informed forthwith to respond to the State Government not later than three weeks from today so that final policy decision is taken and placed on record before us at least three days prior to next date of hearing."

In view of above, minimum norms of parking for various uses like, residential complexes, plots, commercial spaces, hotels, hospitals, etc. have been proposed as under :

**Proposed minimum parking requirements for municipal areas
(Norms and Standards)**

A) Residential Group Housing Complexes/ Apartments:

i) Car Parking:

Type	Carpet area of flat (sq. metres)	Minimum Parking requirement
Owners' parking	a) up to 40	1 ECS for every 4 flats
	b) 40-75	1 ECS for every 3 flats
	c) 75-150	1 ECS for every 1 flat
	d) more than 150	1 ECS for every 1 flat
Visitors' parking		1 ECS for every 5 flats

Note: One ECS (equivalent car space) would be equal to 23 sq.m. for open parking, 28 sq.m for parking on stilts, and 32 sq.m for basement parking. At least 25 % of the total parking requirement shall be accommodated at the ground level. Parking shall be provided on stilt floors, basement and on ground level, as per calculation.

ii) Two wheeler parking (irrespective of carpet area of flat)

Type	Minimum Parking requirement
Owners' parking	1 two wheeler space for every 1 flat
Visitors' parking	1 two wheeler space for every 5 flats

Note: 1 two wheeler space is equal to 5 sq. metre

B) For Residential plots:

Car Parking

Plot size (sq. metre)	Minimum Parking requirement
180 to 300	1 ECS
300-450	2 ECS
more than 450	3 ECS

Note: One ECS (equivalent car space) for residential plot parking would be equal to 18 sq. metres. In case of independent floors, stilts shall be compulsory where allowed, which will be free from F.A.R and shall be used for parking only. The height of the stilts shall be in addition to the prescribed height. The benefit of stilts may be taken by the plot owner even if there is no independent floor.

C) Commercial spaces, Industrial premises, Offices, Shops, Markets, Restaurants, Theatres and Cinemas, Hospitals

Type of use		Minimum Parking requirement
Industrial		One ECS for plot area upto 200 sq.m. For bigger plot areas, one ECS for every additional 200sq.m or fraction thereof.
Shops/ Markets		65 % of the total site area
Shopping malls		One ECS for every 50 sq.m of floor area
Offices		One ECS for every 40 sq.m of floor area
Restaurants		One ECS for every 2 seats
Multiplexes/ Cinemas/ Theaters		One ECS for every 4 seats
Marriage Palaces/ Banquet Halls		As per policy laid down for Marriage Palaces/ Banquet Halls
Hospitals	Employees	One ECS for every 2 beds
	Visitors	One ECS for every 4 beds

Note: One ECS (equivalent car space) would be equal to 23 sq.m. for open parking, 28 sq.m for parking on stilts, and 32 sq.m for basement parking.

D)Hotels and Motels

Type	Minimum Guests parking requirement	Minimum employees and visitors' parking requirement
4 Star and above	One ECS for each guest room	One ECS for every three guest rooms
3 Star	Two ECS for every three guest rooms	One ECS for every four guest rooms
2 Star	Two ECS for every five guest rooms	One ECS for every five guest rooms
Motels	One ECS for each guest room	25% of the site area

Note: One ECS (equivalent car space) would be equal to 23 sq.m for open parking, 28 sq.m for parking on stilts, and 32 sq.m for basement parking

E)Ware houses and Godowns

Type	Minimum Parking Space
Ware houses and Godowns	4 ECS for floor area upto 1500 sq. metres. For bigger floor area, one ECS for every additional 250 sq. metres or fraction thereof

Note: One ECS (equivalent car space) would be equal to 23 sq.m. for open parking, 28 sq.m for parking on stilts, and 32 sq.m for basement parking.

The above parking policy/ norms are further subject to the following conditions:

- 1) The covered parking in the basement or stilt shall not be counted towards F.A.R.
- 2) In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling height of the basement/ floor may be maximum 4.5 metres.
- 3) The stilt floor shall be used only for parking and not for any habitation purposes. The area specified for parking of vehicles shall not be permitted to be used for any other purpose.
- 4) For parking spaces in basement and upper stories or parking floors, at least two ramps of minimum 3.6m width or one ramp of minimum 5.4m width and adequate slope (1:10), shall be provided. Such ramps may be permitted in the side and rear setbacks, after leaving sufficient space for movement of fire fighting vehicles.

Responsibility of Municipalities:

- 1) Municipalities shall identify suitable lands for open parking/multilevel parking, as per requirement.
- 2) Any person who desires to utilize his private land for providing parking spaces may be allowed to do so subject to the condition that the plot size should not be less than 2000 sq. m and the approach to the site is not less than 12 metres. Permission shall be allowed subject to payment of scrutiny fees for provision of open parking only.
- 3) Municipalities shall obtain an affidavit from the applicants at the time of sanction of building plans to the effect that no parking shall be allowed on public streets and adequate parking space is provided within the premises itself. Municipalities shall also regularly monitor to ensure that these parking norms/ instructions are being strictly complied with by the owners.
- 4) Municipalities shall also ensure, at the time of issuing occupation certificate that parking space has been actually provided, as per the approved building plan/ norms.
