

From

The Chief Administrator,
HUDA, (Town Planning Wing) Panchkula

To

1. All the Administrators in HUDA.
2. All the Senior Town Planners.
3. All the District Town Planners.
4. All the Estate Officer, HUDA

Memo No. CTP/HUDA/DTP (N) 4988-5033 Dated: 22.7.2003

Subject: Provision for 0.5% commercial area in Group Housing Pockets/Colonies and three tier basements in Commercial areas.

The matter cited as subject was placed before the Authority in its 89th meeting held on 11.07.2003. The Authority has decided that the area for essential convenient shopping in respect of sites allotted under group housing norms may be kept as 0.5% of the site area in the form of shops kiosks and departmental stores subject to the following parameters:

1. This area will be used only to cater the essential convenient shopping.
2. This will be a part of the permissible ground coverage and included in FAR of the group housing site.
3. The size of Kiosks shops shall not be less than 2.75 x 2.75 mts and 2.75 x 8.75 mts.
4. The height of shops/kiosks/departmental store shall not exceed 4 mts.
5. The fee and other charges will be charged @ Rs. 1000/- per sq. mts of commercial area in case of high potential towns Rs. 750/- per sq mts in case of medium potential towns and Rs. 500/- per sq. mts in case of low potential towns.
6. This benefit could also be permitted in the existing group housing scheme as part of permissible ground coverage and FAR of the scheme on the payment of the fee and other charges.
7. The convenient shops in group housing sites may be leased out by the respective group housing societies.

Further, it has been decided that to provide three tier basement in independent commercial site like hotel sites,

commercial towers, Cinema/multiples sites, departmental stores etc with the condition that the basement will be used for parking and other appurtenant uses of the building other than storage subject to clearance from Public Health and fire safety point of view. The other conditions mentioned in the zoning plans of such sites shall continue to operate.

Sd/-

District Town Planner

For Chief Town Planner, HUDA, Panchkula

Endst. No. CTP-HUDA-DTP/5034

dated 22/3/03

A copy is forwarded to the Chief Administrator, HUDA (Authority Branch)
for information and further necessary action.

Sd/-

District Town Planner

For Chief Town Planner, HUDA, Panchkula