Parking Guidelines

Segment	Total No. of Car Parks Required	Max constructed area per covered car parking (sq. ft.)	Max. Cost per sq. ft. for covered parking	Ratio of different types of car parking bays (suggested, +/- 10% permissible)
Luxury	No. of parkings per unit = no. of bedrooms per unit + 10% guest parking (subject to max. = lower of no. of flats/5,25)	500	1200	100% Regular
Hi-end	No. of parkings per unit = no. of bedrooms per unit (-) 1 + 10% guest parking (subject to max = lower of no. of flats / 10, 50)	500	1200	100% Medium
Aspirational	Studio / 1 BHK – 1 parking / unit 2 BHK - 1 parking / unit 2.5 BHK - 1.25 parkings / unit (allocation shall be 1/unit for the lower 75% units and 2 per unit for the upper 25% units) 3 BHK and larger - no. of bedrooms per unit (-) 1 + 10% guest parking (subject to max = lower of no. of flats / 10, 50)	375 (avoid basements as far as possible)	1000	75% Medium; 25% Small
Casa	Studio / 1 BHK – 1 parking / unit 2 BHK – 1 parking / unit 2.5 BHK – 1 parking / unit 3 BHK – 1.25 parkings / unit (allocation shall be 1/unit for the lower 75% units and 2 per unit for the upper 25% units) 4 BHK or larger – No. of parkings per unit = (no. of bedrooms / 2) + 10% guest parking (subject to max = lower of no. of flats / 20, 100)	Not applicable (no covered parking permissible, except stilt)	NA	50% Medium; 50% Small
Excelus	1 parking per 500-700 sq. ft. of leasable area + 2-wheeler parking (as per availability). Of the parking allocated to each tenant/purchaser, ~ 5% shall be earmarked in a designated guest parking zone.	400	1200	25% Regular; 75% Medium

Supremus	1 parking per 500-700 sq. ft. of leasable area + 2-wheeler parking (as per availability).	450	1200	25% Regular; 75% Medium
iThink	1 parking per 750-1000 sq. ft. of leasable area + 2-wheeler parking (as per availability) + 1 bus parking for every 1,00,000 sq. ft. of leasable area (optional). Of the car parking allocated to each tenant/purchaser, ~ 5% shall be earmarked in a designated guest parking zone.	350 (avoid basements as far as possible)	1000	50% Medium; 50% Small
Boulevard (Shopping Centre)	1 parking per 2000-3000 sq. ft. of leasable area	Not applicable (no covered parking permissible)	NA	75% Medium; 25% Small
Experia (Mall)	1 parking per 350-450 sq. ft. of leasable area	450	1200	25% Regular; 75% Medium;

Parking bay Sizes (LxW):
Small Car – 4.5 m x 2.3 m
Medium Car – 5 m x 2.3 m
Regular Car – 5.5 m x 2.35 m
Two wheeler – 2.2 m x 0.9 m
Bus – 12 m x 3.3 m

These guidelines are based on costs as on 1.1.2010 and will need to be revised annually based on inflation (eg. the CPI (Consumer Price Index)).

Notes

a) Parking refers to 4-wheeler parking, unless otherwise stated.
b) Please avoid 'stacked', 'car-on-car', 'back-to-back' types of parkings. Such parkings may be considered in select cases, provided both parkings are allocated to the same unit and the numbering is done with the same parking no and A/B eg. P3001A and P3001B.
c) Parking plans are to be made available to Sales within 30 days of the launch of sales of a project.
d) In case of projects which have public car parks inside site, the no. of guest car parks can be reduced to half of the above prescribed norms.
e) In case of any 'fractional' no. of parkings (eg. 1.25, 1.5 etc.), the allocation of parkings for that unit type shall be done such that the lower units get the round-down of the fraction (eg. 1.25 → 1) and the upper units get the round-up of the fraction (eg. 1.25 → 2) and the total no. of available parkings for that unit type is fully allocated.
f) Parking bay slot marking to be done with yellow/other appropriate colour thermoplastic paint in continuous full line on all sides of parking slot (no L or T marking).

g) Cat-eye reflectors – to only be placed at the point where driveway abuts a parking bay (and nowhere else).
h) Car-stopper to be provided only for parking bay's along the building perimeter/parapet at distance of 600 mm from the parapet/perimeter (only for Luxury projects).
i) Clear height required for parking is only 2.1 m (except if service vehicles are expected to enter the said parking level). Overall parking level FTF height ought not to exceed 3 m. This does not apply to PPL/GCP where norms of PPL/GCP shall apply.
j) For any residential building, the parking slot should not be greater than 400 m (5 min walk) away from the entrance lobby of the building in which the unit is located. This should be limited to 250 m (3 min walk) in case of hi-end or luxury residential.
k) To allow easy opening of doors, the columns should finish within 1 m of the start of the length of the parking bay. The balance length upto end of parking bay should be free of structural encumbrance. Also, column should be offset by atleast 200 mm from the driveway.
l) In case of special types of parking slots eg. those with electric charging points, there should generally be 'non sold' parking viz.guest/visitor parking and should be marked with signage as 'Electric Car Parking only. Please use with consideration for your fellow electric car users.'
m) Parking Numbering:
    a. Each parking will have a five-digit numbering, as follows:
    First two digits. – Podium / Basement / Ground name eg. P4 parkings would have parkings nos. P4xxx. Ground parking would have first two characters as G0. The remaining three digits will start from the 1st parking as 001 and then move along the said level. Eg. P3 podium with 98 parkings would have numbering P3001 – P3098. Then P4 podium numbering will again start from P4001-P4xxx. This may need to extend to 6 digits, if a given level has more than 999 parking slots eg. P30001-P32000.
    b. In case of 'stacked', 'car-on-car', 'back-to-back' parkings, the numbering is to be done with the same parking no and A/B eg. P3001A and P3001B.
    c. In case of designated two wheeler parking, the number shall follow with a suffix T at the end of the aforesaid number eg. P4001T. The two wheeler numbering series for each level shall start after the end of the 4-wheeler numbering series for that level eg. If there are 40 4 wheelers on a level and 10 2-wheelers, it shall be P4001-P4040 for 4 wheelers and P4041T-P4050T for 2-wheelers.
    d. There will be no distinction in numbering between covered and open parkings.
    e. In case any car parks are meant to be used for guest / service use only, the words 'Guest use only' OR 'Service use only' should be painted/stated in the parking bay at appropriate location.
n) Please also refer to the 'Podium & Basement Design Guidelines'.
m) At time of launch, Design is required to provide the following information to Marketing for the concerned project, along with Allotment List:
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Type of Parking	No. of car parks
Covered – Connected Podium/Basement / Stilt	_____ (of which __ car parks are in tandem* and ___ car parks are in stack*)
Covered – Separate Podium / Basement / MLCP	_____ (of which __ car parks are in tandem* and ___ car parks are in stack*)
Open	_____ (of which __ car parks are in tandem* and ___ car parks are in stack*)
Total Car Parks	**_____,** of which ___ are guest car parks which cannot be allotted.

* No. of bays is half of the car parks i.e, 2 car parks per bay of tandem or stack. A given bay viz. both car parks can be allotted to same purchaser only."
These nos cannot be reduced after launch, unless there is commensurate reduction in no. of units.

n) Prior to commencement of possession, Design shall give Operations Strategy the final no of parking slots as per table format mentioned in l and plan showing the location & numbering of the slots. Customer Care is encouraged to ensure that the final parking no. is informed to customer at time of possession and location is shown to him. Ops Strategy shall ensure that the said slots are available for customer use as soon as possible and in no event later than 6 months from the date of commencement of possession (and in interim period, suitable alternative arrangement shall be coordinated with HFM).
o) In case of parallel parking, the slot **length** should be increased by 1 m eg. for small car parking, instead of 4.5 m, 5.5 m length should be provided and so on. Does not apply for 2 wheeler parking.