

# PARKING HOUSE SUPPORT SCHEME (PAHOSS)



**GOVERNMENT OF MIZORAM**  
**URBAN DEVELOPMENT & POVERTY ALLEVIATION**  
**DEPARTMENT**  
**2019**

## **TABLE OF CONTENTS**

<b>SL. NO</b>	<b>CONTENT</b>	<b>PAGE NO</b>
1	Introduction	3
2	Parking Problems in Aizawl City	3
3	Scope	4
4	Eligibility	4
5	Mode of Selection and Approval	5
6	Mode of Release of Grant – in – Aid	5
7	Monitoring & Evaluation	6
8	Annexure 1 – Standard Form of application	7
9	Annexure 2 – Composition of Parking House Committee	8
10	Annexure 3 – Deed of Agreement	9
11	Annexure 4 – Sanction order	11
12	Annexure 5 – Conditions of assistance	12

# **PARKING HOUSE SUPPORT SCHEME (PAHOSS)**

## **1. Introduction:**

- 1) Aizawl, the capital of Mizoram is the fastest growing city in the State. It is the political, commercial, educational and cultural hub of the State. As the administrative centre of the State, Aizawl houses all important Government offices, including the State Assembly and Secretariat. The Aizawl city covers an area measuring 129.91 sq km.
- 2) The city has attracted considerable economic investment in the previous decade. Growing levels of in-migration has resulted in rapid urbanization and haphazard development.
- 3) The transport network of the city is complex due to constraints of the terrain. The urban road network in the core area is densely inhabited and is typically characterised by limited and non-expandable road spaces.
- 4) Aizawl has about 429 km of road in the municipal area. Of the total road network, only 40% of the roads have Right of Way more than 10m.
- 5) The spine has a concentration of the trip generating (high density residential functions) and trip attracting (important offices) land uses along them necessitating every intra-city travel to pass through it creating continuous congestion.
- 6) Aizawl has seen a steep increase in vehicle ownership, due to higher incomes, lack of public transit and investments in non-motorised transport infrastructure. This has overburdened the existing road network causing extreme congestion on city roads.
- 7) Development of infrastructures has occurred all along the major roads with negligible scope for widening.
- 8) Most of the regional road links pass through the congested urban street network of the town. This causes interference to both regional and local traffic movements. A few road stretches that function as both local and regional linkages have experienced significant growth of vehicular traffic.
- 9) The topographical conditions do not offer any possibility of creating alternative alignments, relocation of existing activities at strategic locations is crucial so as to ensure that the parked vehicles do not become a barrier to vehicle movement.

## **2. Parking Problems in Aizawl City:**

- 1) The core city of Aizawl is reasonably compact with most of the development along a spinal ridge.
- 2) All important destinations are located in the core area of the city and within 500 meters of the spinal road.
- 3) Aizawl city is characterised by narrow roads with high to steep gradients and a number of acute bends and curves responsible for low capacity and speeds on the road networks.
- 4) Most of the available parking spaces primarily consists of haphazard on-street parking. However, on-street parking is another important challenge faced by the vehicular traffic and pedestrians on the constrained road spaces in the city.

- 5) The city officials have tried to earmark all available road-side space for the increasing parking demand in the city, trying to organise meagre space into parking lots, trying to balance between parking for cars and two wheelers, taxis, buses and freight vehicles.
- 6) The existing number of parking areas in Aizawl city for cars, two-wheelers, LMVs, Maxi cabs and HMTVs has maximum capacity of approximately 4,500 vehicles but actual demand is more than 18,000.
- 7) The city roads are extremely congested in the peak-hours. This could be addressed by a comprehensive and systematic provision of parking in the city, which would require private participation.

### **3. Scope:**

- 1) In order to solve the traffic problem due to inadequate parking facility, the Government of Mizoram formulated a scheme for providing substantial amount of assistance for construction of parking space at various locations within Aizawl City by providing incentive to private, recognised NGO, Local Council having suitable land and building.
- 2) Private, recognised NGO or Local Council land owners who are willing to construct parking space for a minimum of 5 light motor vehicles (LMV) will be eligible to receive the assistance as a grant-in-aid. There will be no maximum number of cars that can be accommodated for availing assistance under the scheme.
- 3) Assistance will be given in the form of **grant-in-aid** for construction of car parking at the rate of Rs 1.00 lakh per every light motor vehicle or every six two-wheeler.
- 4) Parking fee should be collected by the owner as per rate fixed by the Aizawl Municipal Corporation from time to time.
- 5) The Car parking so constructed should be opened for commercial parking only during daytime (7:00 am to 7:00 pm) and night time (7:00 pm to 7:00 am) as rent out parking or garage.
- 6) The Car parking so constructed should be utilised as a vehicle parking for a period of at least 30 years.
- 7) Priority Area shall be notified separately time to time by implementing Department.
- 8) Timeline for implementation of the scheme/project shall be determined by Executive Committee based on area and size of individual of project

### **4. Eligibility:**

The eligibility criteria for availing the assistance will be as follows:

- 1) The scheme shall be valid within the area covered by Aizawl Municipal Corporation.
- 2) The minimum dimension for parking to be provided will be 2.5x4.5 meter per car or as per provisions of prevailing building regulations of Aizawl Municipal Corporation.
- 3) Adequate circulation space for vehicles shall be provided in the vehicle parking.
- 4) The vehicle parking should be constructed with permanent structure with metre 2.4 ceiling height. It should have proper roofing and wall of at least 1.5 meters high.
- 5) The building will be designed for parking any kind of two wheeler and light motor vehicles.

- 6) If the plan consists of different levels, there must be easy access for vehicles to reach road level.
- 7) Necessary security measure should be ensured in the parking place by the owner. CCTV surveillance system must be installed.

#### **5. Mode of Selection and Approval:**

- 1) Applicant should have suitable land/space for construction of Vehicle Parking.
- 2) The applicant should have valid building permission from Aizawl Municipal Corporation before release of first instalment for Parking house assistance.
- 3) An applicant desirous of availing this assistance shall submit application in a prescribed format to the Director, Urban Development & Poverty Alleviation Department. (**Annexure – I**)
- 4) The following documents should be enclosed in the application :
  - a) No objection certificate from President, Local Councils concern.
  - b) Certificate of land/house ownership from Land Revenue & Settlement Department.
  - c) Aadhaar Card/Voter ID/any other unique identification document.
- 5) The plan should be verified by technical team of UD&PA Department / AMC and should variably be approved by an officer not below the rank of Executive Engineer.
- 6) After being satisfied in all respects, the Director, UD&PA Department will recommend the application to the Executive Committee for sanction. Composition of the Executive Committee is indicated in **Annexure 2**
- 7) The Executive Committee will then approve and sanction the assistance.
- 8) An applicant selected for availing the assistance under the scheme shall sign an agreement with the Government in a prescribed format (**Annexure 3**).

#### **6. Mode of Release of Financial Support:**

- 1) Separate head of account will be made available with the implementing department for disbursement of assistance.
- 2) Assistance under the scheme will be released as Grant-in-aid to the owner in 3 installments of 40:30:30 ratios.
- 3) The implementing department will release the first instalment of 40% after signing of an agreement.
- 4) Second instalment of 30% would be released on financial completion of 80% of first instalment or 30% of the physical completion of construction. Utilisation Certificate should be submitted accordingly. Before releasing 2nd instalment the implementing department / agency should check the quality of the houses being constructed and progress of the work.
- 5) The final instalment of 30% will be released upon completion of construction of vehicle parking.
- 6) Subsequent instalment release should be made in a prescribed form (**Annexure 4**).

**7. Monitoring & Evaluation:**

- 1) Monitoring and evaluation shall be done as per conditions of release of assistance (**Annexure 5**).
- 2) Time of completion for construction of the building will be fixed from time to time as per size of the building and number of parking to be provided.
- 3) In case of non-completion of the building within the stipulated time of completion, non-implementation, reduction in number of capacity, etc, the beneficiary shall immediately refund such amount of the assistance to the implementing department and any balance amount shall be forfeited.
- 4) Suitable monitoring mechanism will be developed by the implementing department / agency for monitoring and evaluating the physical progress of the construction.
- 5) Quarterly progress report in a prescribed format indicating the physical and financial achievement should be submitted to the State Government by implementing Department / agency.

**STANDARD FORM OF APPLICATION**

1. Name of applicant : \_\_\_\_\_
2. Sex [Male/Female] : \_\_\_\_\_
3. Father's/Mother's/Husband's name : \_\_\_\_\_
4. Occupation : \_\_\_\_\_
5. Present Address and Contact Details
  - 1) House/Flat/Door No. : \_\_\_\_\_
  - 2) Name of the Street : \_\_\_\_\_
  - 3) Locality : \_\_\_\_\_
  - 4) Contact No. : \_\_\_\_\_
6. Details of proposed building for construction of Car parking
  - 1) LSC No. (*Photo copy to be enclosed*) : \_\_\_\_\_
  - 2) Name of the Street : \_\_\_\_\_
  - 3) Locality : \_\_\_\_\_
  - 4) Whether Building permit obtained from AMC : \_\_\_\_\_  
If yes, Building Permission Number and date : \_\_\_\_\_  
(*Photo Copy to be enclosed*)
  - 5) Type of the building [RCC/Semi-RCC/  
Timber structure/etc] : \_\_\_\_\_
  - 6) Size of the proposed building : \_\_\_\_\_
  - 7) No of floors : \_\_\_\_\_
  - 8) No of vehicles that can be accommodated : \_\_\_\_\_
  - 9) Whether building Plan available : \_\_\_\_\_  
(*Photo Copy to be enclosed*)
  - 10) Expected time of completion : \_\_\_\_\_
7. Whether the applicant is willing to provide Security system (Yes/No) : \_\_\_\_\_
8. Bank details of applicant:
  - a. Bank account number : \_\_\_\_\_
  - b. Name of the Bank & Branch : \_\_\_\_\_
9. Whether the applicant is willing to provide Car parking in the building for at least 30 years (Yes/No) : \_\_\_\_\_

Signature of applicant

*Annexure 2*

**PARKING HOUSE COMMITTEE**

<i>Sl No</i>	<i>Composition</i>	<i>Designation</i>
1	Chief Minister, Mizoram	Chairman
2	Minister, UD&PA	Member
3	Mayor, Aizawl Municipal Corporation	Member
4	Principal Secretary/Secretary, Finance Department	Member
5	Director General of Police	Member
6	Engineer-in-Chief, PWD	Member
7	Secretary, UD&PA	Member-Secretary

*The Parking House Committee will be apex decision making body for the scheme.*

**EXECUTIVE COMMITTEE OF PARKING HOUSE SUPPORT SCHEME (PAHOSS)**

<i>Sl No</i>	<i>Composition</i>	<i>Designation</i>
1	Chief Secretary, Mizoram	Chairman
2	Secretary, UD&PA	Member
3	Secretary, Finance Department	Member
4	Vice Chairman (Parking), AMC	Member
5	Inspector-General of Police (Law & order)	Member
6	Chief Engineer (Building), PWD	Member
7	Director, Transport Department	Member
8	Superintendent of Police (Traffic), Aizawl	Member
9	Director, UD&PA	Member-Secretary

*Parking House Support Scheme (PAHOSS) Executive Committee will monitor the scheme and it will have the authority for selection and approval of beneficiary under the Scheme.*

**NODAL DEPARTMENT** will be the Urban Development & Poverty Alleviation Department.



## DEED OF AGREEMENT

As per recommendation of the Parking House Support Scheme (PAHOSS) Executive Committee under the Chairmanship of Chief Secretary, the Government of Mizoram is hereby agreed to grant Mr./Mrs. \_\_\_\_\_ (name of beneficiary), \_\_\_\_\_ (address) an amount of Rs \_\_\_\_\_ as assistance for construction of \_\_\_\_\_ numbers of Car Parking at \_\_\_\_\_ (locality).

### Terms and conditions

1. The agreement shall become binding on the beneficiary and Govt. of Mizoram from the date of execution of the Agreement. Except as both the parties may otherwise agree in writing, it shall be valid for 10 (ten) years.
2. The assistance will be disbursed by the implementing Department / Agency subject to the beneficiary complying with the provisions in the Sanction letter, Agreement, General Conditions and such other conditions as may be decided by the implementing Department / Agency.
3. The assistance made by the Govt. of Mizoram shall be utilized by the beneficiary solely and exclusively to cover the expenditure on the construction of Car Parking in the land approved for such construction.
4. **The assistance made by the Govt. of Mizoram shall be limited to building designed for parking public and commercial parking only and should exclude private parking/s by the applicant.**
5. The assistance shall be paid in 3 (three) instalments:
  - 1) 40% as first instalment will be released upon signing of the Agreement.
  - 2) Second instalment of 30% would be released financial completion of 80% of first instalment or 30% of the physical completion of construction. Before releasing 2nd instalment the implementing department / agency should check the quality of the houses being constructed and progress of the work.
  - 3) The final instalment of 30% will be released upon completion of construction of vehicle parking.
  - 4) The implementing Department / Agency shall have the absolute discretion to disburse, split instalments, cancel or delay the disbursement of the assistance if the beneficiary is in default or the progress of construction is below expectation or for any other reason.
6. The owner should complete construction of the building within \_\_\_\_\_ (to be fixed base on size and number of parking to be provided) from the release of assistance. In case of non-completion of the building within the stipulated time of completion, non-implementation, reduction in number of capacities, etc., the beneficiary shall immediately refund such amount of the assistance to the implementing department and any balance amount shall be forfeited. The amount should also include 15% interest fee calculated from the date of 1<sup>st</sup> instalment disbursement (simple interest).
7. At the request of the beneficiary, the implementing department, in deserving case, may consider a deferment / re-scheduling of time of completion.
8. The beneficiary shall provide free access for inspection during and after completion of the works to the site engineers, its other employees and other agents engaged by him on the site.
9. The beneficiary shall give one-month advance intimation to implementing department before completion of the construction to enable the site engineers and other employees to carry out final inspection of the scheme.

10. The beneficiary agrees that the conditions contained in the sanction letter amended from time to time shall extend and be applicable to the agreement and be deemed to have been incorporated in the Agreement.
11. **The beneficiaries will receive the 1<sup>st</sup> installment by mortgaging their LSC or depositing Bank Guarantee to UD&PA Department as a security deposit.**
12. **In cases of non-utilization of funds by the beneficiaries from the Government of Mizoram for purpose of PAHOSS, Aizawl Municipal Corporation or any other State Agency as the Government may decide may take coercive action including locking/ closing of the building premise.**
13. **The beneficiary shall place PAHOSS Signboard in the designated parking space.**
14. The beneficiary shall execute, sign, seal and deliver all documents, papers, acknowledgements and representations as may be required by the implementing department. **Layout Plan/ Drawing of the parking should be enclosed as part of the Annexure.**

Land Owner.

On behalf of Government of Mizoram

(\_\_\_\_\_)

(\_\_\_\_\_)

Director

Urban Development & Poverty Alleviation

*Annexure 4*  
*[Para 6(6)]*

**GOVERNMENT OF MIZORAM**

**DIRECTORATE OF URBAN DEVELOPMENT & POVERTY ALLEVIATION**

**Dated Aizawl the \_\_\_\_\_**

**FUND RELEASE ORDER**

No \_\_\_\_\_ : A sum of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) only is hereby sanctioned as 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> installment to Mr/Mrs \_\_\_\_\_, \_\_\_\_\_ as assistance in the form of grant-in-aid sanctioned by Finance Department vide No \_\_\_\_\_ Dt. \_\_\_\_\_ for provision of \_\_\_\_\_ numbers of Vehicle Parking in his building bearing permission No \_\_\_\_\_ at \_\_\_\_\_ (locality) as per an agreement made between Director, UD&PA and the private parties.

- |  |   |       |
|--|---|-------|
| 1. Cheque No. & Date                             | : | _____ |
| 2. The status of the release of fund is as under | : | _____ |
| 1) Total Fund to be released                     | : | _____ |
| 2) Fund already released including this          | : | _____ |
| 3) Balance to be released                        | : | _____ |

Fund Release Order is vetted by Deputy Director of Accounts vide \_\_\_\_\_

Director  
Urban Development & Poverty Alleviation Department  
Mizoram: Aizawl

No \_\_\_\_\_ : Dated Aizawl, the \_\_\_\_\_

- Copy to :
1. PS to Minister, UD&PA
  2. PS to Secretary to the Govt. of Mizoram, UD&PA for information.
  3. Concerned persons for information and necessary action
  4. Deputy Director (Account), UD&PA for information and necessary action.
  5. Executive Engineer, UD&PA for information and necessary action.
  6. Guard file.

Director  
Urban Development & Poverty Alleviation Department  
Mizoram: Aizawl

**Annexure 5**  
**[Para 7(1)]**

**CONDITIONS OF ASSISTANCE FOR PROVISION FO CAR PARKING UNDER**

## **PARKING HOUSE SUPPORT SCHEME (PAHOSS)**

1. The assistance made by the Govt. of Mizoram under Parking House Support Scheme (PAHOSS) shall be utilized by the beneficiary solely and exclusively to cover the expenditure on the construction of Car Parking.
2. The owner should complete construction of the building within\_\_\_\_\_ months from the release of assistance. In case of non-completion of the building within the stipulated time of completion, non-implementation, reduction in number of capacities, etc., the beneficiary shall immediately refund such amount of the assistance to the implementing department and any balance amount shall be forfeited. The amount should also include 15% interest fee calculated from the date of 1st instalment disbursement (simple interest).
3. At the request of the beneficiary, implementing Department / Agency with prior permission of Parking House Support Scheme (PAHOSS) Executive Committee, in deserving case, may consider a deferment / re-scheduling of time of completion.
4. The beneficiary shall provide free access for inspection during and after completion of the works to the site engineers, its other employees and other agents engaged by him on the site.
5. The beneficiary shall give one-month advance intimation to implementing department before completion of the construction to enable the site engineers and other employees to carry out final inspection of the scheme.
6. Parking fee may be collected by the owner as per rate fixed by the Aizawl Municipal Corporation from time to time.
7. The Car parking so constructed should be opened for commercial parking only during daytime (7:00 am to 7:00 pm). The owner may rent out the parking as a garage during night time (7:00 pm to 7:00 am).
8. The Car parking so constructed should be utilized as a vehicle parking for a period of at least 10 years.
9. The minimum dimension for parking to be provided will be 2.5 x 4.5 meters per car or per six two-wheelers as per provisions of prevailing building regulations of Aizawl Municipal Corporation.
10. Adequate circulation space for parked vehicles shall be provided in the Car parking.
11. The Car parking should be constructed of permanent structure. It should have roof and wall of at least 1.5 meters high.
12. The building will be designed for parking public and commercial parking only and should exclude private parking/s by the applicant.
13. The beneficiary shall place PAHOSS Signboard in the designated parking space.
14. If the plan consists of different levels, there must be easy access for vehicles to reach road level.
15. Necessary security measure should be ensured in the parking place by the owner. CCTV surveillance system must be installed.
16. The assistance made by the Govt. of Mizoram shall be limited to building designed for parking public and commercial parking only and should exclude private parking/s by the applicant.

17. Layout Plan/ Drawing of the parking should be enclosed as part of the Annexure.
18. The beneficiaries will receive the 1<sup>st</sup> instalment by mortgaging their LSC or depositing Bank Guarantee to UD&PA Department as a security deposit.
19. In cases of non-utilization of funds by the beneficiaries from the Government of Mizoram for purpose of PAHOSS, Aizawl Municipal Corporation or any other State Agency as the Government may decide may take coercive action including locking/ closing of the building premise.