

Multilevel car parking at Mangaluru

Summary:

Over the last few years, Mangaluru has witnessed dense development resulting in problems such as traffic congestion and lack of adequate parking facilities. To resolve this, a Multi-level Car Parking (MLCP) facility in Hampankatta is underway to reduce parking woes in this area. The MLCP facility is being developed at the vacant site of the old bus stand, which lies within the ABD area. Realizing the commercial potential of this location, this is being developed as an integrated MLCP cum commercial complex facility through PPP for development, operation and maintenance of the facility.

Objectives:

The main objective is to reduce the traffic congestion and parking woes in the area through a multi-level smart city parking facility. The vacant site of the old bus stand has been chosen to be utilised. The other objective was to create a civic infrastructure facility through PPP mode.

Key stakeholders:

- Mangaluru Smart City Limited (MSCL)
- Mangaluru City Corporation (MCC)
- Private shop owners as stakeholders onsite

Implementation strategy:

A proposal to construct MLCP was mooted after the city bus stand at Hampankatta was demolished two decades ago. Now, Mangaluru Smart City Limited has included the project under SCM. Presently the site serves as a municipal parking lot with a maximum capacity of about 110 ECS. During late evening, the site also serves as the informal originating point of inter-city private buses. The site is located at junction of KSR road and Balmatta road (*Smart Net, NIUA, 2017*).

Total vacant space belonging to MCC: 1.55 acres and area occupied by private buildings: 1.06 acres. The project has permissible FSI of 2.5, with potential to increase upto 4 (including premium FSI of 1 and TDR of 0.5) for commercial development based on the zonal regulations for Mangaluru. The project is being implemented at a cost of Rs 91 crore, under Public Private Partnership (PPP) mode on Design-Build-Finance-Operate-Transfer (DBFOT) format by MSCL and the authorities are planning to complete the project within three years. The project is expected to avoid traffic congestions on nearby roads, where most of the commercial buildings do not have proper parking facilities.

The basement floors and part of ground floor would have parking facility and the upper floors would have commercial complex. The MLCP facility would create the much-needed parking space within the CBD area and assist in decongesting the traffic along the main arterial roads. The facility would have parking capacity of 500 cars and 300 two-wheelers. Real time information system (indicating availability of parking slots) would be incorporated with parking facility and also in Mangalore-One mobile application.

Resource utilization:

The project is being executed at an estimated cost of Rs. 94 crores.

Revenue streams from the operations of the Multi-Level Car Parking:

- Parking charges
- Advertisement Rights

Revenue Stream from Commercial Complex:

- The developer would be able to generate revenues from the lease/ rentals from the commercial complex (*Mangaluru Smart City Limited, 2020*)

Impact:

The project was started in 2018 and is estimated to be implemented by 2021. This multi-level car parking facility will have parking capacity of 500 cars and 300 two-wheelers, which is expected to ease prevailing

parking woes. A commercial complex will also be developed alongside to cater to the existing neighbourhood buildings.

Key challenges and lessons Learnt:

The buildings on the periphery of the site are quite old and many of these are in disrepair with deteriorating condition. The retail development found around the site is mostly informal high street retail mainly housing private bus operators' offices, assorted shops and eateries. The buildings do not have front set-back space on the roadside, which would have to be provided for in case of redevelopment or road widening.



The streets are also narrow with heavy pedestrian and vehicular traffic.

Replicability and sustainability:

Along with private sector participation, cities can better plan and leverage their resources (land & money) to further create better civic infrastructure and services. Cities like Indore, Nagpur, Vadodara, Ujjain, Belagavi, etc. are similarly developing Multi-Level Car Parking facilities through PPP mode.

Fact Sheet:

Thematic area	Public Private Partnership, Urban Transport
First-year of the program	2018
Responsible Institution	Mangaluru Smart City Limited
Target audience	Two-wheeler & four-wheeler drivers
Coverage	Hampankatta, Mangaluru, Karnataka