



# FALCON CREST ASSOCIATION OF ALLOTTEES

**Regd. No: 0070/BDA/2024 Dated. 27/09/2024**

**Regd. under Sub-section (2) of Section 15 of OAOMA Act 2023**

## Parking And driving rules

### **General Guidelines:**

1. Basement Parking Slots are linked to the unit/flats based on the parking allotment letter issued by the promoter (FREL)
2. Unit owners are to park their vehicles in their allocated spaces only
3. Please do not park on other slots unless you have a proper understanding with the allottee of that slot.
4. All Four-wheelers Must Carry a Parking Sticker and display it prominently on the left-hand side of the windshield of the car. These can be obtained from the Association office at after filling out the required form
5. All residents must park their vehicles (4wheeler/2 Wheeler) within the yellow line marking of their slots, leaving enough gap for adjacent vehicle movement and door space.
6. Number of vehicles permitted per parking bay:
  - I. For Single Bay Parking: One four-wheeler
  - II. For Double Bay (Tandem) Parking: Two four-wheelers
7. A flat owner may rent/lease the right to park at the parking slot allotted to the flat to another legitimate resident of the society
8. The right to park is always linked with a specific flat. When a flat / parking lot is sold, the parking right is transferred to the new owner along with the transfer of ownership of the flat. The executive committee has to be duly informed in case of all such transfers.
9. To park an additional car in the society premises, an authorization letter/email from a friend/neighbour whose vacant parking will be used must be provided to the society office and an additional sticker will be issued after payment of Rs 100 (and providing car details as specified in this form).
10. If a vehicle is parked within the premise, without a valid parking sticker/parked in area not designated for parking or is parked at a bay it is not assigned to, the society will charge fine/penalty as decided and notified by the association. Any vehicle parked in contravention of the above rules may be clamped to the wheels or may get towed as deemed fit to deal with specific situations without warning. The cost of towing shall be recovered from the unit /vehicle owner.
11. The association will allot a temporary visitor parking spot for the affected flat during this period.
12. The speed limit in the building and driveway approach is 20Kms/hr.
13. All traffic signs and directions MUST be followed While driving a vehicle inside the Falcon Crest premises. These rules shall be binding on all members, their guests, visitors, and persons.
14. Certain areas of the driveway are barricaded and marked as non-motorable zones; no vehicle is permitted to enter these areas unless explicitly approved by the Security
15. Delivery Executives entering the premises will park their vehicles in the designated places assigned by the association
16. No storage of flammable materials is permitted in the car parking areas and changing of engine fuel/lubricants is not allowed in the parking areas
17. The visitors' spaces are for visitors only. All visitors intending to park their vehicle in visitor parking must make an authorised mygate entry. Following which the visitor will be handed over a visitor parking slot number card. Which must be prominently placed on the dashboard of the vehicle. During exit the Card must be returned to the security. Failure to do so will attract a fine of Rs50 to the Flat number approving the entry.

**Regd. Address: Society Room, Ground Floor, A Block, Falcon Crest, Sampur, Bhubaneswar-751029**

**Phone: 0674-3160982, E-mail: [secretary@falconcrest.in](mailto:secretary@falconcrest.in), URL: [www.falconcrest.in](http://www.falconcrest.in)**

18. Free visitor parking is allowed for a maximum of 72 hrs. Following which the parking will be charged at a rate notified by the association.
19. The Association would not be responsible for any damage to the vehicle in enforcing the parking rules.
20. Vehicle parking area is for the parking of vehicles only and is not to be used for any other purpose
21. Entry to the basement parking is strictly for vehicles having a valid parking sticker issued by the Falcon Crest Association of allottees.
22. Temporary (max 12hrs) parking in the visitors parking for Packers and movers during move-out or move-in, Appliance or Other large items delivery may be allowed subject to prior approval from the association office.
23. The non-motorable area at the backside may be allowed to be used for packers or movers or large appliance transport only between 8 am – 6 pm on prior request and approval from the association office.
24. No Lorries, vans, commercial or goods vehicles may be parked in any car parking space. Delivery vehicles and the like visiting the building on legitimate business shall be parked in a manner approved by the Association.
25. No storage of flammable materials is permitted in the car parking areas and changing of engine fuel/lubricants is not allowed in the parking areas.
26. Washing of vehicles outside of the respective owner's parking area or outside the area allocated by the Association is restricted. As and when a vehicle is washed in a washing area allocated by the association, prescribed charges notified by the association should be paid by the user for the usage of the same.
27. Motor vehicle engine should not be running whilst the vehicle is stationed for longer than 2 minutes.
28. Motor vehicles are to be parked in such a way that the exhaust fumes do not stain the walls of the property.
29. In the event of natural calamities/Exigent situations, the parking procedures may be modified by the executive committee with prior notice to all residents
30. The movement and parking of vehicles within the building is controlled by the security staff, and all drivers must comply with their directions.

#### Parking Space Rental

1. Certain common areas as and when identified by the association as Parking Bay for four wheelers may be available for rent to Allottees (and their Tenants) of FCAOA only.
2. Parking Bay rental availability and prices will be notified by the executive committee from time to time as and when available.
3. Payment of Parking Bay rental shall be made only to FCAOA account only Via Online payment Mode. Cash Payment will not be accepted
4. In the event of No. of Parking Bay applications exceed Parking Bays available for rent, the allotment will be made via an open and transparent auction mode and the highest bidder/s will be allocated the available parking bays for rent.
5. Maximum Rental agreement will be a period of 11 months only. Which has to be paid in advance. A Parking sticker with validity of rental period clearly mentioned will be issued for the vehicle, which shall be returned at the end of the rental agreement period
6. Rental is at Rs 3000/month, payable for the agreed period in advance. Rental rates may be modified as and when FCAOA requires them during the annual GBM. New rental rates will be applicable at renewal of rent agreement
7. Rental agreement expenses are to be borne by the person seeking rent.
8. Renewal of rental agreement must be done prior to completion of the agreement date, failing which the parking bay will be up for fresh renting procedure as stated above.

#### Fines and charges

1. Vehicle parked in non-allotted area: Rs200/hour till the vehicle is removed and parked in allotted area
  2. Towing Charges: As per Actuals
  3. Reissue of parking sticker: Rs100/sticker
  4. Car washing bay usage charges: Rs 50/per slot
- Each slot is limited to 30 mins of usage only