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Alka DoshiRef. No. MCHI/COO/25-26/006
Date: 18/11/2025

To,

Shri Aseem Kumar Gupta (I.A.S.)
Additional Chief Secretary,
Urban Development Department (UDD I),
Government of Maharashtra, Mantralaya,
Mumbai - 400 032.Subject: Suggestions for Rationalization of Off-Street Parking Norms for Residential Tenements
under Table 21 of DCPR 2034

Respected Sir,

On behalf of CREDAI-MCHI, the apex body of real estate developers in the Mumbai Metropolitan Region, we thank the State Government and the UDD for the opportunity to provide inputs on the Development Control and Promotion Regulations (DCPR) 2034.

We are writing to submit our constructive suggestions regarding the parking space requirements for residential tenements as stipulated in Table No. 21: Off-Street Parking Spaces. To ensure clarity, ease of application, and alignment with practical development needs, we have drafted a proposed amendment for your consideration.

Our Suggestion:

For your easy reference, we have attached the relevant extract from Table 21. The text highlighted in yellow represents our proposed addendum to the "Parking Space required" column for Residential occupancies.

This addendum is intended to replace and clarify the existing stipulations for tenements exceeding 90 sq. m. as follows:

Sr. No.	Occupancy	Parking Space required	
		(1)	(2)
1	(i) Residential		<p>[[In the Island City areas, Suburbs and Extended Suburbs; One parking space for every.</p> <p>a) 4 tenements having carpet area upto 45 sqm each.</p> <p>b) 2 tenements with carpet area exceeding 45 sqm but not exceeding 60 sqm each. Provided further that in case of (a) & (b), at the option of owner/developer, may provide one parking for each tenement.</p> <p>c) 1 tenement with carpet area exceeding 60 sqm but not exceeding 90 sq.m</p> <p>d) 1/2 tenement with carpet area exceeding 90 sq.m but not exceeding 150 sq.mt.</p> <p>e) 1/3rd tenement with Carpet Area exceeding 150 sqm but not exceeding 300 sq.mt.</p> <p>f) 1/4th tenement with Carpet Area exceeding 300 sqm but not exceeding 500 sq.mt.</p>

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CREDAI-MCHI CHAPTERS

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		<p>g) 120 sqm for Carpet Area exceeding 500 sqm.</p> <p>In addition to the parking spaces specified in (a), (b), (c), (d), (e), (f), & (g) above, parking for visitors shall be provided to the extent of 25 10 per cent of the number stipulated above, subject to minimum of one.</p>
		<p>Provided that for the redevelopment under Regulation 33(5), 33(6), 33(7), 33(7)(A), 33(9), 33(9)(B), 33(10), 33(10)(A), 33(11) (A), 33(15) & 33(20) (A) the parking shall be as follows. One parking space for every.</p> <p>a) 8 tenements having carpet area upto 45 sqm each</p> <p>b) 4 tenements with carpet area exceeding 45 sqm but not exceeding 60 sqm each</p> <p>c) 2 tenements with carpet area exceeding 60 sqm but not exceeding 90 sqm each.</p> <p>h) 1 tenement with carpet area exceeding 90 sqm but not exceeding 150 sq.mt.</p> <p>i) 1/3rd tenement with Carpet Area exceeding 150 sqm but not exceeding 300 sq.mt.</p> <p>j) 1/4th tenement with Carpet Area exceeding 300 sqm but not exceeding 500 sq.mt.</p> <p>k) 120 sqm for Carpet Area exceeding 500 sqm.</p> <p>In addition to the parking spaces specified in (a), (b), (c), (d), (e), (f), & (g) above, parking for visitors shall be provided to the extent of 25 10 per cent of the number stipulated above, subject to minimum of one.</p>

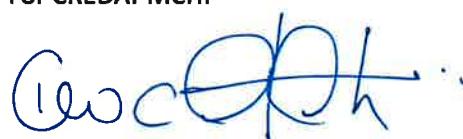
The requirement escalates logically with apartment size, which accurately reflects the likely increase in vehicle ownership for larger dwellings.

We are confident that these rationalized approaches will facilitate transparent project planning, ensure uniform compliance, and reduce administrative bottlenecks, while making housing more viable.

We respectfully request your kind consideration to incorporate these suggested amendments into the final regulation. Our team is prepared to provide any further clarification or participate in discussions on this matter at your convenience.

Thanking you,

Yours sincerely,
For CREDAI-MCHI



Keval Valambhia
Chief Operations Officer
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