

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
एकत्रिकृत विकास नियंत्रण व प्रोत्साहन
नियमावलीमधील नवी मुंबई महानगरपालिका क्षेत्रासाठी
शहरस्तरीय नियमावलीतील प्रकरण १० मध्ये विनियम
१०.१०.७ अंतर्भुत करण्यसंदर्भातील फेरबदलास उक्त
अधिनियमाचे कलम ३७(२) अन्वये मंजूरीबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई - ४०० ०३२.
क्र. टिपीबी-४३२५/प्र.क्र.१५९/२०२५/नवि-११
दिनांक: - १९ जानेवारी, २०२६

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.


(निर्मलकुमार चौधरी)
उपसचिव, महाराष्ट्र शासन

प्रत: -

- (१) मा. मुख्यमंत्री यांचे प्रधान सचिव.
- (२) मा. उप मुख्यमंत्री (नगर विकास) यांचे स्वीय सहाय्यक.

प्रति,

- (१) आयुक्त, नवी मुंबई महानगरपालिका.
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (३) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे असाधारण राजपत्रात भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई, आयुक्त, नवी मुंबई महानगरपालिका, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व सह संचालक, नगर रचना, कॉकण विभाग, नवी मुंबई यांना पाठविण्यात याव्यात.)
- (४) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिद्ध करावी.
- (५) निवड नस्ती (नवि-११)

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
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अधिनियमाचे कलम ३७(२) अन्वये मंजूरीबाबत.

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक:- १९ जानेवारी, २०२६

अधिसूचना

क्र.टिपीबी-४३२५/प्र.क्र.१५९/२०२५/नवि-११

ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करणेत आलेला आहे) च्या तरतुदीनुसार नवी मुंबई महानगरपालिका त्यांचे अधिकार क्षेत्राकरीता (यापुढे ज्याचा उल्लेख “उक्त महानगरपालिका” असा करणेत आलेला आहे) नियोजन प्राधिकरण आहे;

आणि ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे/विशेष नियोजन प्राधिकरणे/विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरु पोर्ट ट्रस्ट, हिल स्टेशन नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरीता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (“युडीसीपीआर”) (यापुढे ज्याचा उल्लेख “उक्त नियमावली” असा करणेत आलेला आहे) उक्त अधिनियम मधील तरतुदीनुसार, शासन अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/वियो व प्रायो./कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.०२/१२/२०२० (यापुढे ज्याचा उल्लेख “उक्त अधिसूचना” असा करणेत आलेला आहे) अन्वये मंजुरी दिली आहे;

आणि ज्याअर्थी उक्त नियमावली ही उक्त अधिसूचनेतील मंजुरी नुसार उक्त महानगरपालिकेस देखील लागू आहे; आणि ज्याअर्थी उक्त नियमावलीतील प्रकरण १०-City specific regulations मधील विनियम १०.१० हे उक्त महानगरपालिकेसाठीचे आहे;

आणि ज्याअर्थी मा. उच्च न्यायालयाचे जनहित याचिका क्र. १२३/२०१६ मध्ये दि.२२/१२/२०२३ रोजी पारित केलेले आदेश विचारात घेऊन आयुक्त, नवी मुंबई महानगरपालिका यांनी दि.२६/०३/२०२४ रोजीच्या आदेशान्वये उक्त महानगरपालिका क्षेत्रामध्ये निवासी वापराकरीता आवश्यक असणाऱ्या पार्किंगच्या नियमावलीच्या अनुषंगाने आवश्यक नियम/शिफारशी तयार करून शासनास सादर करण्यासाठी तज्ज समिती (यापुढे ज्याचा उल्लेख “उक्त समिती” असा करणेत आलेला आहे) गठीत केली होती. आणि ज्याअर्थी उक्त समितीच्या शिफारशी विचारात घेता उक्त महानगरपालिकेने शासनास दि.०५/१२/२०२४ रोजीच्या पत्रान्वये उक्त नियमावलीमध्ये सुधारणा/फेरबदल अंतर्भूत करण्यासाठी विनंती केलेली होती.



आणि ज्याअर्थी शासनाने दि.१८/१२/२०२४ रोजीच्या पत्रान्वये दिलेल्या सुचना विचारात घेता उक्त महानगरपालिकेद्वारे उक्त नियमावलीमध्ये शहरस्तरीय नियमावलीतील प्रकरण १० मध्ये विनियम १०.१०.७ अंतर्भुत करणेकरीता(यापुढे ज्याचा उल्लेख “प्रस्तावित फेरबदल” असा करणेत आलेला आहे) त्यानुषंगाने फेरबदल करणेबाबत उक्त अधिनियम चे कलम ३७(१) अन्वये फेरबदलाची सुचना शासनाच्या असाधारण राजपत्रात दि.०१/०१/२०२५ रोजी तसेच दोन वृत्तपत्रात प्रसिद्ध करण्यात आली होती; आणि ज्याअर्थी, उक्त महानगरपालिकेने उक्त अधिनियमाचे कलम ३७(१) अन्वये प्रस्तावित फेरबदलाची वैधानिक कार्यवाही पूर्ण करून दि.१३/०५/२०२५ रोजी फेरबदल प्रस्ताव शासनाचे मान्यतेसाठी सादर केला आहे;

आणि ज्याअर्थी संचालक, नगर रचना, महाराष्ट्र राज्य, पूर्ण यांनी त्यांचेकडील दि.०२/०९/२०२५ रोजीचे पत्राद्वारे सदर प्रस्तावित फेरबदलावर अहवाल सादर केला आहे; आणि ज्याअर्थी मा.उच्च न्यायालयाचे जनहित याचिका क्र.१२३/२०१६ मध्ये दि.२२/१२/२०२३ रोजी पारित केलेले आदेश तसेच उक्त महानगरपालिकेची विनंती विचारात घेता व संचालक, नगर रचना, महाराष्ट्र राज्य, पूर्ण यांचेशी सल्लामसलत केल्यानंतर प्रस्तावित फेरबदल सुधारणेसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झालेले आहे;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(२) अन्वये प्राप्त अधिकारात आणि त्या संदर्भातील सर्व शक्तींचा वापर करून शासन याद्वारे: -

- अ) उक्त प्रस्तावित फेरबदलाचे प्रस्तावास सुधारणांसह सोबतचे परिशिष्टामध्ये नमूद केलेप्रमाणे मंजूरी देत आहे.
- ब) सदरची अधिसूचना शासकीय राजपत्रामध्ये प्रसिद्ध झालेचा दिनांक हा उक्त फेरबदल अंमलात आलेचा दिनांक असेल.
- क) सदर परिशिष्ट मध्ये नमूद Mechanical/Hydraulic/Stack Parking ची व्याख्या उक्त नियमावलीतील विनियम १.३ मध्ये अंतर्भुत करणेकरीता तसेच उक्त नियमावलीमध्ये शहरस्तरीय नियमावलीतील प्रकरण १० मध्ये विनियम १०.१०.७ अंतर्भुत करणेकरीता सोबतचे परिशिष्ट समाविष्ट करणेचे निर्देश देत आहे.

सदर अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे /नियम) या वेबसाईटवर देखील उपलब्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



(निर्मलकुमार पं. चौधरी)
उप सचिव महाराष्ट्र शासन

SCHEDULE

शासन नगर विकास विभागाकडील म.प्रा. व न.र. अधिनियमाचे कलम ३७(२) अन्वये अधिसूचना क्र. टिपीबी-२०१९/प्र.क्र.१५९/२०२५/नवि-११, दि.१९/०१/२०२६ सोबतचे परिशिष्ट)

Sanctioned Modification

The following modification to incorporate definition of Mechanical/Hydraulic/Stack Parking in regulation no 1.3 and to incorporate Regulation 10.10.7 in the Chapter 10, City Specific Regulation of Unified Development Control and Promotion Regulations-2020 is sanctioned:-

UDCPR Regulation no.	Existing Provision	Sanctioned Provision																																																					
1.3 Definition	-	<p>142. Mechanical, Hydraulic or stack parking means parking systems that utilizes mechanical or hydraulic means to vertically or horizontally move vehicles into storage positions, allowing multiple vehicles to be parked in compact footprint. These systems include stackers, lifts, turntables and multi- level platforms. They may operate independently or with human assistance and can be designed for tandem or multi-storeyed arrangements.</p>																																																					
10.10.7	-	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="text-align: center;">Parking Requirements</th> </tr> <tr> <th rowspan="2" style="text-align: center;">Sr N o</th> <th rowspan="2" style="text-align: center;">Occupancy</th> <th rowspan="2" style="text-align: center;">Size of tenement</th> <th colspan="2" style="text-align: center;">Non Congested Area</th> <th rowspan="2" style="text-align: center;">Remark</th> </tr> <tr> <th style="text-align: center;">Car</th> <th style="text-align: center;">Scooter</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">Residential- Multi Family residential, Apartments/ Building</td> <td>For every tenement having carpet area of 150 sq.m. and above.</td> <td style="text-align: center;">2+1 for every 50 sq.mt or part thereof</td> <td style="text-align: center;">1</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every tenement having carpet area equal to or above 80 sqm. But less than 150 sq.m.</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every two tenements with each tenement having carpet area less than 80sq.m But equal to or more than 60 sq.m.</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every two tenements with each tenement having carpet area less than 60 sq.m. But equal to or more than 40 sq.m.</td> <td style="text-align: center;">2.50</td> <td style="text-align: center;">2</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every two tenements with each tenement having carpet area less than 40 sqm. but equal to or more than 30 sq.m</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td>For every two tenements with each tenement having carpet area less than 30</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> </tbody> </table>					Parking Requirements					Sr N o	Occupancy	Size of tenement	Non Congested Area		Remark	Car	Scooter	1	Residential- Multi Family residential, Apartments/ Building	For every tenement having carpet area of 150 sq.m. and above.	2+1 for every 50 sq.mt or part thereof	1	In addition, 5% visitor parking			For every tenement having carpet area equal to or above 80 sqm. But less than 150 sq.m.	2	1	In addition, 5% visitor parking			For every two tenements with each tenement having carpet area less than 80sq.m But equal to or more than 60 sq.m.	3	2	In addition, 5% visitor parking			For every two tenements with each tenement having carpet area less than 60 sq.m. But equal to or more than 40 sq.m.	2.50	2	In addition, 5% visitor parking			For every two tenements with each tenement having carpet area less than 40 sqm. but equal to or more than 30 sq.m	2	2	In addition, 5% visitor parking			For every two tenements with each tenement having carpet area less than 30	1	2	In addition, 5% visitor parking
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Note:

- i. **Mechanical/Hydraulic/Stack Parking:** Mechanical, hydraulic, stack parking, tandem parking, or multi-storeyed parking with or without car lifts may be permitted to meet the parking requirements.
- ii. **Excess Parking Charges:** Parking that exceeds 50% above the stipulated requirements in the table shall liable for payment of a charge at the rate of 10% of the land rate mentioned in the ASR, without considering the guidelines therein. Such charges shall be recovered on the area covered under car/scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, and educational buildings, such charges shall not be levied.

or

Parking requirements, as stipulated in the above table, may be allowed for the full permissible potential of the plot, even if building permission is sought and sanctioned only for part of the full potential. In such cases, the difference between the number of parking spaces required for the sanctioned portion and the full permissible potential shall be liable for payment of the aforementioned charges at the time of the final occupancy certificate.

or

If a building permission proposal for the balanced potential is not submitted before the final occupancy certificate, any excess parking shall be treated as public parking and handed over to the Authority free of cost.
- iii. **Additional Built-Up Area:** in cases where there is a plan for additional built-up area on an existing building, and the existing built-up is to be retained as per earlier sanctions, the off-street parking requirement (number of units) shall be calculated only for the newly proposed additional built-up area as per this regulation, while the existing parking area shall remain as per the approved plan. If the proposed additional built-up area, along with the existing built-up area, is revised according to these regulations (UDCPR), the total parking requirement will be calculated as per these regulations, deducting existing parking units to determine the new number of parking units required.
- iv. **Multiplying Factor for Two-Wheeler and Four Wheeler Parking:** Parking norms suggested for two-wheeler and four-wheelers shall be provided according to Sr. No.1 of Table 8-C of UDCPR (i.e, the multiplying factor shall be 1.00).
- v. **Exceptions for CIDCO Units:** The regulations mentioned in Table 8-B shall not apply to residential units allotted by CIDCO under the Sites & Services scheme, BUDP plots,



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		<p>individual units in artist villages, and row house plots with an area of less than 30 sqm.</p> <p>Parking Norms for Congested Areas: For congested areas, the parking norms shall be as specified in Table 8-B of the regulations.</p> <p>Parking Norms for non-congested area for Independent bungalow, Row Houses: The parking norms shall be as specified in Note ii and iii of Table 8-B of the regulation.</p> <p>viii. As per regulation 8.1.1(ii) table 8A, Note-a, shall not be applicable.</p>
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(Nirmalkumar P. Chaudhari)
Deputy Secretary to Government.

Maharashtra Regional & Town Planning Act, 1966.

Sanction to modification to incorporate Regulation 10.10.7 in Chapter 10 City Specific Regulation of Navi Mumbai Municipal Corporation of Unified Development Control and Promotion Regulations-2020 under section 37(2) of said Act.

GOVERNMENT OF MAHARASHTRA

Urban Development Department,

Mantralaya, Mumbai 400 032.

Dated:- 19 January, 2026.

NOTIFICATION

No.TPB- 4325/C.R.159/2025/UD-11

And whereas Navi Mumbai Municipal Corporation (hereinafter referred to as “the said Corporation”) is the Planning Authority for its jurisdiction in accordance with the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”);

And whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations(‘UDCPR’)(hereinafter referred to as “the said Regulations”) for the state except Municipal Corporation of Greater Mumbai, other Planning Authorities/Special Planning Authorities /Development Authorities within the limits of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive/ Eco-Fragile region notified by MoEF & CC and Lonavala Municipal Council and Area under CIDCO’s jurisdiction as Planning Authority, PCNTDA, MIHAN, MADC, MSRDC, in Maharashtra under the provisions of said Act vide Notification No.TPS-1818/CR.238/18/DP. & RP./Sec.37 (1AA)(c) & sec.20(4)/UD-13, dated 02/12/2020) (hereinafter referred to as “the said Notification”);

And whereas the said regulations are also applicable to the said Municipal Corporation as per the said notification; And whereas Regulation 10.10 of Chapter 10 of said regulations, i.e City specific regulations is for the said Corporation area;

And whereas with regards to Hon. High Court order dated.22/12/2025 in Public Interest Litigation No. 123/2016, the Commissioner, Navi Mumbai Municipal Corporation vide his order dated 26/03/2024 constituted an Expert Committee (hereinafter referred to as the “said Committee”) to prepare necessary rules/recommendations in accordance with the parking regulations required for residential use in the said Corporation area and submit them to the Government; And whereas after considering recommendation of the said committee, the said Corporation vide letter dated 05/12/2024 requested Government to incorporate modification in the said regulations.

And whereas, in view of the instructions given by the Government vide letter dated 18/12/2024, the said Corporation has proposed to modify the said Regulations by incorporating Regulation 10.10.7 in Chapter 10 of the City Specific Regulation (hereinafter referred to as “the proposed modification”) and a notice of modification under Section 37(1) of the said Act to that effect was published in the Government Gazette Extraordinary dated 01/01/2025 and in two newspapers; And whereas, the said Corporation after completing all the legal procedure regarding the proposed modification as stipulated under Section 37(1) of the said Act, has submitted the modification proposal vide letter dated 13/05/2025 to the Government for sanction;

And whereas, Director of Town Planning, Maharashtra State, Pune vide his letter dated 02/09/2025 has submitted his report to the Government on the proposed modification; And whereas,



after considering Hon. High Court order dated 22/12/2025 in Public Interest Litigation No. 123/2016, as well as considering the request of the said Corporation and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned with changes;

Now, therefore, in exercise of the powers conferred upon it under Section 37(2) of the said Act, the Government hereby:-

- A) Sanctions the proposed modification with changes as described more specifically in the Schedule attached herewith.
- B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this modification.
- C) Directs to incorporate definition of Mechanical/Hydraulic/Stack Parking in regulation no 1.3 of said Regulation and to incorporate Regulation 10.10.7 in the Chapter 10, City Specific Regulation of said Regulation, as mentioned in the Schedule referred to at (A) above shall be added.

This Notification shall also be published on the Maharashtra Government website- www.maharashtra.gov.in (Acts/ Rules).

By order and in the name of the Governor of Maharashtra.




(Nirmalkumar P. Chaudhari)
Deputy Secretary to Government.

SCHEDULE

Accompaniment to the Government in Urban Development Department Notification vide No.TPB- 4325/C.R.159/2025/UD-11, dated: - 19 January, 2026, u/s 37(2) of MRTP Act 1966.

Sanctioned Modification

The following modification to incorporate definition of Mechanical/Hydraulic/Stack Parking in regulation no 1.3 and to incorporate Regulation 10.10.7 in the Chapter 10, City Specific Regulation of Unified Development Control and Promotion Regulations-2020 is sanctioned:-

UDCPR Regulation no.	Existing Provision	Sanctioned Provision																																																						
1.3 Definition	-	<p>142. Mechanical, Hydraulic or stack parking means parking systems that utilizes mechanical or hydraulic means to vertically or horizontally move vehicles into storage positions, allowing multiple vehicles to be parked in compact footprint. These systems include stackers, lifts, turntables and multi- level platforms. They may operate independently or with human assistance and can be designed for tandem or multi-storeyed arrangements.</p>																																																						
10.10.7	-	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5" style="text-align: center; background-color: #cccccc;">Parking Requirements</th> </tr> <tr> <th rowspan="2" style="text-align: center; border-bottom: 1px solid black;">Sr N o</th> <th rowspan="2" style="text-align: center; border-bottom: 1px solid black;">Occupancy</th> <th rowspan="2" style="text-align: center; border-bottom: 1px solid black;">Size of tenement</th> <th colspan="2" style="text-align: center; border-bottom: 1px solid black;">Non Congested Area</th> <th rowspan="2" style="text-align: center; border-bottom: 1px solid black;">Remark</th> </tr> <tr> <th style="text-align: center;">Car</th> <th style="text-align: center;">Scooter</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top;">1</td> <td style="text-align: center; vertical-align: top;">Residential- Multi Family residential, Apartments/ Building</td> <td style="text-align: center; vertical-align: top;">For every tenement having carpet area of 150 sq.m. and above.</td> <td style="text-align: center;">2+1 for every 50 sq.mt or part thereof</td> <td style="text-align: center;">1</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">For every tenement having carpet area equal to or above 80 sqm. But less than 150 sq.m.</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">For every two tenements with each tenement having carpet area less than 80sq.m But equal to or more than 60 sq.m.</td> <td style="text-align: center;">3</td> <td style="text-align: center;">2</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">For every two tenements with each tenement having carpet area less than 60 sq.m. But equal to or more than 40 sq.m.</td> <td style="text-align: center;">2.50</td> <td style="text-align: center;">2</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">For every two tenements with each tenement having carpet area less than 40 sqm. but equal to or more than 30 sq.m</td> <td style="text-align: center;">2</td> <td style="text-align: center;">2</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">For every two tenements with each tenement having carpet area less than 30</td> <td style="text-align: center;">1</td> <td style="text-align: center;">2</td> <td style="text-align: center;">In addition, 5% visitor parking</td> </tr> </tbody> </table>						Parking Requirements					Sr N o	Occupancy	Size of tenement	Non Congested Area		Remark	Car	Scooter	1	Residential- Multi Family residential, Apartments/ Building	For every tenement having carpet area of 150 sq.m. and above.	2+1 for every 50 sq.mt or part thereof	1	In addition, 5% visitor parking			For every tenement having carpet area equal to or above 80 sqm. But less than 150 sq.m.	2	1	In addition, 5% visitor parking			For every two tenements with each tenement having carpet area less than 80sq.m But equal to or more than 60 sq.m.	3	2	In addition, 5% visitor parking			For every two tenements with each tenement having carpet area less than 60 sq.m. But equal to or more than 40 sq.m.	2.50	2	In addition, 5% visitor parking			For every two tenements with each tenement having carpet area less than 40 sqm. but equal to or more than 30 sq.m	2	2	In addition, 5% visitor parking			For every two tenements with each tenement having carpet area less than 30	1	2	In addition, 5% visitor parking
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		<p>Note:</p> <ul style="list-style-type: none"> i. Mechanical/Hydraulic/Stack Parking: Mechanical, hydraulic, stack parking, tandem parking, or multi-storeyed parking with or without car lifts may be permitted to meet the parking requirements. ii. Excess Parking Charges: Parking that exceeds 50% above the stipulated requirements in the table shall liable for payment of a charge at the rate of 10% of the land rate mentioned in the ASR, without considering the guidelines therein. Such charges shall be recovered on the area covered under car/scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, and educational buildings, such charges shall not be levied.
		<p style="text-align: center;">or</p> <p>Parking requirements, as stipulated in the above table, may be allowed for the full permissible potential of the plot, even if building permission is sought and sanctioned only for part of the full potential. In such cases, the difference between the number of parking spaces required for the sanctioned portion and the full permissible potential shall be liable for payment of the aforementioned charges at the time of the final occupancy certificate.</p> <p style="text-align: center;">or</p> <p>If a building permission proposal for the balanced potential is not submitted before the final occupancy certificate, any excess parking shall be treated as public parking and handed over to the Authority free of cost.</p> <ul style="list-style-type: none"> iii. Additional Built-Up Area: in cases where there is a plan for additional built-up area on an existing building, and the existing built-up is to be retained as per earlier sanctions, the off-street parking requirement (number of units) shall be calculated only for the newly proposed additional built-up area as per this regulation, while the existing parking area shall remain as per the approved plan. If the proposed additional built-up area, along with the existing built-up area, is revised according to these regulations (UDCPR), the total parking requirement will be calculated as per these regulations, deducting existing parking units to determine the new number of parking units required. iv. Multiplying Factor for Two-Wheeler and Four Wheeler Parking: Parking norms suggested for two-wheeler and four-wheelers shall be provided according to Sr. No.1 of Table 8-C of UDCPR (i.e, the multiplying factor shall be 1.00). v. Exceptions for CIDCO Units: The regulations mentioned in Table 8-B shall not apply to residential units allotted by CIDCO under the Sites & Services scheme, BUDP plots,



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		<p>individual units in artist villages, and row house plots with an area of less than 30 sqm.</p> <p>vi. Parking Norms for Congested Areas: For congested areas, the parking norms shall be as specified in Table 8-B of the regulations.</p> <p>vii. Parking Norms for non-congested area for Independent bungalow, Row Houses: The parking norms shall be as specified in Note ii and iii of Table 8-B of the regulation.</p> <p>viii. As per regulation 8.1.1(ii) table 8A, Note-a, shall not be applicable.</p>
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