

Car Parking Rules in Housing Society Mumbai

As per Maharashtra Co-operative Housing Society Act and Model Bylaws 2014

Overview

Car parking rules in housing society Mumbai are governed by the Maharashtra Co-operative Housing Society Act and Model Bylaws 2014. With limited space and high vehicle density across Mumbai, Thane, Navi Mumbai and surrounding areas, these rules ensure fair allotment, transparent charges and proper usage of all parking spaces in residential societies.

1. Society Owns All Parking Spaces

All open, stilt and covered parking spaces in a Mumbai housing society are common areas owned by the society — not by individual members or flat owners (Bylaw 78).

2. Allotment by Managing Committee

The Managing Committee allots car parking slots based on availability and number of vehicles owned by members. Members must apply formally to receive an allotment (Bylaw 79).

3. Lottery System for Limited Slots

If demand exceeds supply, slots are allotted through a lottery or rotation system to ensure fair access for all members (Bylaw 80).

4. No Sale or Transfer of Parking Slots

Members cannot sell, transfer or sublet their allotted car parking slot to any other member or tenant independently (Bylaw 81).

5. Used for Parking Vehicles Only

Car parking slots must be used strictly for parking vehicles. Storage of goods, furniture, cycles or any commercial activity is not permitted (Bylaw 82).

6. Charges Fixed by General Body

Parking charges are decided in the General Body Meeting. Charges apply even if the allotted slot is not used by the member (Bylaw 83).

7. Annual Review of Allotments

The Managing Committee must maintain records of all car parking allotments and revise them annually or when members change vehicles (Bylaw 84).

Types of Car Parking in Mumbai Housing Societies

Type	Description	Allotment
Open parking	Surface level, uncovered	Managing Committee
Stilt parking	Ground floor beneath building	Managing Committee
Covered / Basement	Fully enclosed, limited slots	Lottery / Rotation
Two-wheeler	Designated zones for two-wheelers	Managing Committee
Visitor parking	Reserved for guests only	Not allotted permanently

Car Parking Charges in Mumbai Housing Societies

Parking Type	Charge Decision	Applies When Unused
Open parking	General Body Meeting	Yes
Stilt parking	General Body Meeting	Yes
Covered / Basement	General Body Meeting	Yes
Two-wheeler	General Body Meeting	Yes
Visitor parking	Society policy	Not permanently allotted

Rights and Responsibilities

Who	Rights	Responsibilities
Member / Flat owner	Apply for slot allotment, use allotted slot	Follow parking rules, pay charges, inform society about tenancy
Tenant	Use slot allotted to flat owner	Follow all society parking rules, cannot apply independently
Managing Committee	Allot, revise and monitor parking slots	Maintain records, conduct annual review, enforce bylaws

General Body	Fix parking charges for all vehicle types	Approve changes transparently, disclose rates to all members
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