

The Talmakiwadi Co-operative Housing Society Ltd.

(Regd. No. B 227 dt.5-4-41)

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8/4, Talmakiwadi, Javji Dadaji Marg, Tardeo Road, Mumbai 400 007

Updated Parking Policy – updated upto 26 March 2022

Provisions of the Parking Policy

- i. **The following policy on vehicles hereby repeals and replaces all previous resolutions and policies on parking and the following provisions alone will be applicable.** For vehicles currently parked but that do not meet the requirements laid down in the following provisions, the vehicle owners shall be directed to remove the said vehicles within 15 days of the intimation.
- ii. The policy applies to all vehicles parked within the premises of TCHS.
- iii. For greater clarity, parking will be treated under 2 heads, **members** and **non members** of a specific nature defined below. The **order of priority** for utilization and allotment of available parking space is: TCHS members first, followed by tenants of building 16, followed by KSA tenants.
- iv. For all vehicles to be parked on TCHS premises as per the rules laid down below, two documents are mandatory. A **written application must be given to the TCHS office, signed by the concerned member/tenant.** Further, for all vehicles currently parked, a **copy of the RC book** must be submitted. This is mandatory to ensure the bonafide ownership of the vehicles. In case of failure to submit the copy of the RC book within **45 days** of the said vehicle being parked, the Managing Committee shall have the right to cancel the allotment of parking space of the concerned vehicle and consider the vehicle as unauthorized.
- v. Members will be allotted **ONE four wheeler parking space and/or ONE 2 wheeler parking space per tenement** held in the capacity of a member (shops, tenanted property, SQ, garages will not be included) as per the available space at the time of the application for parking space. A second vehicle will be permitted as long as the available space permits.

- vi. The Member must be a **bonafide member of TCHS** and the vehicle must be registered either a) in his or her name or b) in the name of his or her direct family members, namely mother, father, sister, brother, wife, husband, daughter or son, who must permanently reside in TCHS. If b), then the member must give the Managing Committee a written authorization for the parking of such a vehicle.
- vii. **Company Cars** given to members for exclusive usage are treated at par with a member's own car for parking space allotment, provided that supporting documents of employment are furnished. The charges will be Rs. 1,000 per month. A second company car will be charged at Rs. 2,000 per month.
- viii. The vehicle must be utilized by the member or his direct family members as listed above.
- ix. Commercial vehicles/ Taxis/ Private taxis will not be allotted parking space and will not be allowed to park in the premises.
- x. **4W Charges:** The ONE 4 wheeler parking space allotted per tenement to a member will be charged on a monthly basis at Rs. 500. The second 4 wheeler will be charged at Rs. 1,000 per month. Subject to availability of space third 4 wheeler will be charged Rs.4500/- per month.
- xi. **2W Charges:** The ONE 2 wheeler parking space allotted per tenement to a member will be charged on a monthly basis at Rs. 150 (Rs. 500 for 2W with side car). The second 2 wheeler will be charged at Rs. 300 per month.
- xii. **Parking for non members:** The tenants of Building 16 and KSA will be allotted ONLY ONE four wheeler parking space and/or ONE 2 wheeler parking space per tenement held in the capacity of a tenant of 16 & KSA. The second 4 wheeler will be charged at Rs. 1,500 per month as long as the available space permits, with preference and priority given to members of TCHS, followed by tenants of 16.
- xiii. Subject to availability of space, paying guests of members and tenants of shops of TCHS may be provided parking space subject to Rs.3,000/- per month for a four wheeler.
- xiv. The vehicles parked as above must be registered a) in the name of the tenant or b) in the name of his or her resident direct family members, namely mother, father, sister,

brother, wife, husband, daughter or son. If b), then the concerned tenant must give the Managing Committee a written authorization for the parking of such a vehicle.

- xv. **Casual parking** shall be charged at a flat rate (per day/night irrespective of number of hours) of Rs. 50 for daytime and Rs. 100 for overnight parking. This charge applies to both 2 and 4 wheelers. Only people specifically visiting a TCHS resident will be allowed casual parking and the security must immediately cross check with the concerned resident to ensure this. The charges will be collected before the vehicle leaves the TCHS premises.
- xvi. When a vehicle for which a space has been allotted is temporarily removed (garage, repairs, sale), if the owner decides to park a **substitute vehicle** in its place, she/he must give a prior written application to the Managing Committee seeking permission, giving details of the vehicle and specifying the reasons and duration.
- xvii. If any allotted **parking space remains vacant** (meaning absence of the specific vehicle for which it is allotted) for a continuous and uninterrupted period of 2 months, the Managing Committee shall have the right to cancel the allotment and re-allot the space. It shall simultaneously cancel the corresponding parking charge with effect from the date of cancellation of allotment.
- xviii. **Unauthorized vehicles:** Steps shall be taken to deal with unauthorized vehicles parked on the premises, including informing the police and removal of the vehicle. Also, to deal with the occasional unidentified 2W (or 4W) that is parked intermittently, metal chains with locks (and chain the 2W to the gate until the owner comes to claim it) or wheel locks could be used. This would be a serious deterrent and enable the Managing Committee to identify the owner and take necessary action.