

S. S. Hussain I.A.S. (Ex)

Chief Executive Officer

Ref. No. : MCHI/CEO/2017-18/200

June 8, 2018

Sub.: I.T. Notification dated 15th July, 2016 for Additional FSI on plots having access road of minimum 18 mt. width.

Dear

As per Government Notification dated 15/07/2016 for - Buildings of Information Technology Establishments:

- The Municipal Commissioner may permit additional FSI up to 200% over and above the basic permissible F.S.I. to all the registered Public and Private IT/ITeS Parks/AVGC Parks/IT SEZs or IT Parks in SEZs/Stand-alone IT/ITeS units in public IT Park (including IT/ITeS units located in Residential/Industrial/No Development/Green/Agriculture Zone or any other land-use zone in which such users are permissible. And they have been approved by the Directorate of Industries, proposed to be set up or already set up under present/previous IT/ITeS policies. (hereinafter referred to as the "said unit") by charging premium of 30% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for Pune, Pimpri-Chinchwad, & Navi Mumbai Notified Area and all Municipal Corporations in the Mumbai Metropolitan Region and 10% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. for other Municipal Corporations.
- Provided that additional FSI above 100% and up to 200% shall be permissible only on plots having an access road of minimum 18 meters width.
- In Real Estate term, Access means right and ability to get to the property
- Hence having an access means, access available from D.P. Road (Directly/ through Right of Way/Internal Road).
- So, in the condition, minor corrections are required to be made like, "plots having access from road of minimum 18m width "

In view of above, you are requested to clarify the same to the approving authorities including MCGM, that all the plots having access from road of minimum 18mt width are eligible for additional FSI in IT parks.

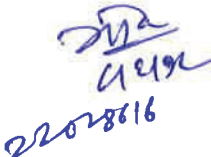
Kindly do the needful at your earliest and oblige please.

Yours



(S. S. Hussain)

To,
Dr. Harshdeep Kamble (I.A.S.)
Development Commissioner (Industries)
Directorate of Industries,
New Administrative Bldg.,
Govt of Maharashtra
Mumbai- 400 032


22/07/16