

Ref. No. : MCHI/PRES/18-19/298

June 6, 2019

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To,
Hon'ble Shri Devendra Fadnavis
Chief Minister
Government of Maharashtra
Mantralaya
Mumbai 400 032

मुख्यमंत्री सचिवालय
महाराष्ट्र शासन
मंत्रालय, मुंबई - ४०० ०३२.
दिनांक.....६/६/१९.....

Subject :- Regarding allowing commercial users in existing IT parks in Mumbai

Respected Sir,

Mumbai, the financial capital of India, has grown exponentially in last few decades. We have seen Mumbai changing from a Manufacturing hub to Service hub. But sadly in last decade or so the growth has declined due to many factors, one being, new industries are not finding space in Mumbai to operate, which in turn adversely impact generation of new job opportunities. Many industries / businesses have moved their bases to cities like Bangalore, Pune, Hyderabad etc. as prices of property are affordable.

Steps need to be taken to overcome these adversities to regain the momentum of growth for this city of hope and aspirations. Due to high cost of land, it is important to incentive the existing commercial / IT ITES premises which will generate more area and in turn help in creating new jobs and revenue for the city.


1. As per GOM policy to encourage Pvt. IT parks and to generate more jobs, GOM enhanced the premise FSI from 1 to 2 and finally to 3 FSI. Now as per DCPR 33(13) of DCPR 2034, the permissible FSI is allowed upto 5 as per the road width abutting the plot.
2. The additional FSI beyond 1 is allowed subject to payment of premium @ 50% of ASR for open develop land (FOR FSI 1) in DCPR 33 (13) of 2034
3. As per DCPR 33(19), it is seen that commercial development is allowed on plot in residential / commercial zones upto FSI 5 as per Road width abutting the plot.
4. The additional FSI as per DCPR 33(19) is permissible subject to payment of premium @ 50% of ASR for open develop land (FOR FSI 1).
5. As can be seen from above that the principles for allowing additional FSI as per DCPR 33(13) and 33(19) is same i.e. additional FSI dependent on road width and by charging premium i.e. 50% of ASR.
6. For existing on going private IT parks, it is unviable to propose additional FSI for IT users as it is not possible to get the IT companies to buy or lease out premises in Mumbai city, as they are getting premises at much cheaper rates in MMR / rest of Maharashtra.

7. To generate more jobs as practically all industrial zoned plots / factories are closed in Mumbai it is necessary to allow commercial developments in existing private/Govt. IT parks in industrial/ residential zoned plots in island city and suburban district.
8. The balance FSI in private /Govt. IT parks can be utilized for commercial developments subject to payment of premium @ 50% of ASR.
9. A suitable clause may be please added in DCPR 33(13), by adding clause "k" stating "notwithstanding anything contained above, ongoing private IT parks in industrial /residential zones, who have already utilized additional FSI as per earlier DCR, can utilize the balance permissible additional FSI for commercial development subject to paying 50% of ASR".
10. The above modification would generate huge revenue for Government and also generate huge job opportunities for people in Mumbai.
11. The modification would also help to stop any misuse of utilization of balance FSI in existing IT parks.
12. No benefits would be allowed to balance commercial developments as being allowed under IT /ITEs policy for GOM.

In view of our above submission we request you to amend the clause of DCPR 33 (13) as per point no. 9 above.

Your sincerely,
For CREDAI-MCHI


Nayan A. Shah
President


Bandish Ajmera
Hon. Secretary

CC. :

 **Dr. Nitin Kareer (I.A.S.)**
Principal Secretary - I
Urban Development Department
Government of Maharashtra
Mantralaya

लिपि
प्रधान सचिव (उर्व-१)
नगरविकास विभाग,
महाराष्ट्र शासन, मंत्रालय
मुंबई - ४०० ०३२