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To  
Dr. Bhushan Gagrani (I.A.S.),  
Principal Secretary (I),  
Urban Development Department,  
Mantralaya, Mumbai - 400 032

भारत सरकार  
नगर विकास विभाग  
अ. क्र.: 21  
दिनांक: 17-1-22

**Sub: Permitting clubbing of regulation 33(19) with regulation 30 (A) of DCPR 2034 on  
notionally subdivided plot.**

Respected Sir,

The development of plot is permissible with combination of various regulations as per the provisions of regulation no.30 A (12) of DCPR 20234 which read as under:

"The Development of plots under combination of various regulations shall be permissible, but the maximum permissible FSI on plot shall not exceed the permissible FSI limit prescribed in respective regulations."

As per reg. 33(19), the Commissioner may allow FSI up to 5.0 including permissible FSI as per provision of Regulation 30(A)1 Table no. 12 for commercial user/development on plots in marked as CBD or plot situated in Residential or Commercial Zone or independent plot converted in Residential or commercial Zone. from Industrial zone after compliance of Reg. 14(B) of these regulations subject to the condition that permissible FSI as per Table 12 will be utilized first and the additional FSI shall be used on payment of premium.

In case any plot is partially developed for Commercial purpose, the same may be notionally subdivided considering the development as per Reg. 33(19) considering FSI upto 5.0 depending on road width and the balance plot may be allowed to be developed in accordance to regulation no. 30. The additional FSI will be claimed on the said notional subdivided plot.

A clarification is required to consider notional subdivision and not insist on physical subdivision provided that proposal confirms to DCPR2034.

In the said reg.no.30 A (12) nowhere it has mentioned that, the plots are required to be subdivided distinctly for combination of the schemes. Moreover, MCGM as well as SRA are allowing the development with combination of the various regulations regularly.

In view of above, we request your good self to clarify the matter and inform MCGM to permit combination considering notional subdivision and not to insist physical subdivision of the property for allowing the development as per regulation no.30 A(12) i.e. combination of Reg. no. 30, Table 12 & Reg. no. 33(19).

We hope that our above request for clarification will be considered and necessary action will be taken in this regard.

Thanking you for continuous support.

Yours faithfully,

For CREDAI-MCHI



Deepak Goradia  
President



Pritam Chivukula  
Hon. Secretary