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WOMEN'S WING CHAIRPERSON
Sejal Goradia

Ref. No. MCHI/PRES/24-25/039
Date: 10/6/2024

To,
Shri Aseem Kumar Gupta (I.A.S.),
Principal Secretary (I)
Urban Development Department
Government of Maharashtra
Mantralaya, Mumbai - 400032

99/03/2024
लिपिक
अ.मु.स. (नवि-१)
नगर विकास विभाग
मंत्रालय, मुंबई

Subject: To seek clarification on usage of CBD FSI over and above IT FSI for the rest of Maharashtra as per the Notification No. TPS-1823/UOR-54/2023/CR.97/2023/UD-13 dated 12.01.2024 issued by Urban Development Department, Government of Maharashtra.

Respected Sir,

First of all, we would like to thank you on behalf of all CREDAI, for issuing the Notification to modify certain provisions of the sanctioned UDCPR and the provisions regarding IT & ITES in the sanctioned UDCPR vide Notification No. TPS-1823/UOR-54/2023/CR.97/2023/UD-13 dated 12.01.2024. This we believe shall help achieve all the objectives of not only Government of Maharashtra but also Atmanirbhar Bharat and Viksit Bharat and create employment opportunities for millions of people.

Sir, as per the said Notification and Regulation No. 7.8.1 in the Sanctioned UDCPR where it is to be read as "Maximum additional FSI permissible shall be as mentioned above or as per Regulation No. 6.1 or 6.3, as the case may be, whichever is more".

Sir, while Regulation No 6.1 is with respect to Congested Area in Development plan/Gaathan of Village Settlement in MRDA or RP, Regulation No 6.3 is with respect to Permissible FSI.

Since, Regulation No 6.1 or 6.3, none refer to CBD FSI which reflects in Regulation No 7.13 which is return again refers to Regulation 6.3 for Permissible FSI.

We therefore humbly request yourself, to clarify on the usage of CBD FSI [upto 1.0] over and above the Max Permissible FSI of 4.0 [subject to minimum road width of 27 meters] under the New IT & ITES Policy 2023.

We look forward to your positive reply.

Thanking you,

Yours sincerely,
For CREDAI-MCHI


Dominic Romell
President


Dhaval Ajmera
Hon. Secretary

PS: Contact Person Mr. Sanjay Phope - +91 9619345193

Maharashtra Chamber of Housing Industry

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BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR