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Sejal Goradia

To,

Dr. Pratibha Bhadane

Joint Secretary,
Urban Development Department 1,
Government of Maharashtra,
Mantralaya, Madam Cama Road,
Mumbai - 400032

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 Madam,

First of all, we would like to thank you on behalf of all CREDAI-MCHI, 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. We believe this will help achieve the objectives of not only Government of Maharashtra but also Atmanirbhar Bharat and Viksit Bharat, and create employment opportunities for millions of people.

Madam, 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".

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

Since Regulation No. 6.1 or 6.3 is not referred to in CBD FSI, which is reflected in Regulation No. 7.13, it is again requested that Regulation No. 6.3 refers to the 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

Domnic Romell
President

Dhaval Ajmera
Hon. Secretary

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

Maharashtra Chamber of Housing Industry

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