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Ref. No. MCHI/PRES/25-26/001

Date: 18/08/2025

To
Shri Aseem Kumar Gupta (I.A.S.)
Additional Chief Secretary (1)
Urban Development Department
Government of Maharashtra



Subject: Incorporation of new regulation 33(27) for development of warehousing in DCPR2034.

Respected Sir,

The provision for development of warehousing is at Sr. No.60 in Table No. C below clause 3.2 of regulation 34 in DCPR-2034. The user of warehousing was initially permitted only in Industrial Zone. The Section 124 F of the MRTP Act, 1966, provides that the State Government by Notification exempt levy of Development Charges for development of any land or building which is proposed for warehouse or godown. Accordingly, the Government in Urban Development Department vide Notification dated 07.02.2019 has issued exemption order in development charges for the proposal of warehouse/ godown within BMC limit to the extent of 95 % and the development charges applicable for development of warehouse/ godown is made 5 % only. On this basis and to boost this activity in Brihanmumbai Municipal Corporation limit, the Municipal Commissioner, BMC has passed a speaking order bearing No. MGR/ 821, dated 17.02.2020 to allow the development of warehousing in residential and commercial zone limited to storage of non-hazardous materials. Thus, the storage of hazardous materials is permissible in industrial zone only and that to 1.0 FSI. Further, it is presumed that, as this user is now permissible in residential and commercial zone, the FSI permissible will be as per the provision of regulation 30 Table No. 12 of DCPR-2034. In spite of the aforesaid efforts by State Government and BMC not many proposals were come up for development of warehousing.

Warehousing in Mumbai is essential for several reasons:

- **Strategic Location:** Mumbai is India's financial capital and a major port city, making it a crucial hub for imports, exports, and distribution.
- **E-commerce & Retail Growth:** The rise of online shopping and quick commerce has increased the demand for urban warehousing to ensure faster deliveries.
- **Manufacturing & Logistics:** Mumbai leads India's warehousing demand, with a significant portion driven by third-party logistics (3PL) and manufacturing industries.
- **Infrastructure & Connectivity:** The city has a well-developed transport network, including expressways, railways, and air routes, facilitating efficient movement of goods.
- **Last-Mile Delivery:** Urban warehousing helps businesses reduce transportation costs and improve delivery speed, especially for perishable goods.

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CREDAI-MCHI CHAPTERS

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Hence, there is a need to incentivise the warehousing within the BMC limit to encourage employment generation and to boost the economy of Mumbai City. The present regulations are not so clear about the FSI Permissible for warehousing and any other related regulations do not cover or dealt in detail the issue of exemptions in Amenity space, Inclusive Housing, Open Space Deficiency premium, Recreational Open Space, Parking etc in DCPR-2034, considering the characteristics of the warehouses

Now a days the warehouses are built with minimum height of 4.2 m as a Ground Floor structure or a multi-storied as G+1 or G+2 or G+3 with lift facilities. After leaving marginal spaces and loading-unloading spaces. It will need 3.0 to 4.0 FSI.

Further, being a development meant for warehousing, this being itself is an amenity and no residential tenements are constructed and thus the provision of providing amenity space and inclusive housing Under regulation 14A or 14B and 15 of DCPR-2034 will not be made applicable as it is unwarranted. Further, it will not required recreational open space as per regulation 27 , needs exemption and parking (except parking required for loading and unloading) as per regulation 44 of DCPR-2034, because warehousing is not a structure meant for human habitation.

In view of the above, it is felt that there is a need to have a separate set of regulations for development of warehousing. The draft regulation as prepared by the PEATA is enclosed herewith as a ready reference.

Thank you.

Yours sincerely,

For CREDAI-MCHI



Sukhraj Nahar
President



Rushi Mehta
Hon. Secretary



Keval Valambhia
Chief Operations Officer

The Draft New Regulation 33(27) proposed to be incorporated in DCPR-2034

33 (27) : Warehousing in Residential/Commercial/Industrial Zone.

The Commissioner, by special permission, may permit additional FSI including Zonal (basic) FSI as specified in Table on independent plot/s, subject to payment of premium for additional BUA at the rate of 30 % of the land rates as per ASR (for FSI I) or as decided by Government from time to time, to be shared equally between Government & BMC, and subject to other terms and conditions herein below ;

The maximum permissible FSI (including Zonal (basic) FSI) for the purpose of Warehousing shall be as given in Table below and subject to conditions there under;

Sr. No.	Minimum Road Width	Maximum Permissible FSI including zonal FSI
1.	12m	Up to 2
2.	18m	Up to 3
3.	27m	Up to 4

Conditions:

1. Additional FSI shall be allowed for plots which are not reserved or designated as existing amenity in the Development Plan except affected by proposed DP Roads / sanctioned RL under MMC Act.
2. Provision of regulation 14 Amenities & regulation 15 Inclusive Housing shall not be applicable for development of the plot under this regulation.
3. A Maximum 15% of total BUA inclusive of such additional FSI may be permitted for ancillary uses such as Back Office, Admin Office, canteen etc.
4. Further, 30% of the total permissible FSI (excluding BUA for existing authorized occupants / tenants) may be permitted for other users as otherwise permissible under these regulations.
5. Sanitation requirements shall be proposed as per need of Warehouse user, however sufficient sanitation shall be proposed.
6. L.O.S requirement shall be to the extent of 10 % of plot area instead of normal requirement stipulated under Reg. 27. Further, if the warehouse

user is proposed in the vicinity of Airport, where the permissible building height is less than 24 m, LOS requirement shall be further reduced to 5 % of plot area.

7. The premium for allowing benefit of exemption of the area of staircase, lift, lift lobby from FSI computation as per provisions of Reg. 31(I)(iv) shall be charged at the rate of 25% of the normal premium.
8. The open space deficiency premium shall be charged at the rate of 2.5% of the land rate as per ASR (for FSI 1.00), or 10% of normal premium whichever is more.
9. ~~Minimum space of 6.00 mt. shall be left open on rear and side marginal spaces.~~
10. Normal car Parking requirement for Warehousing shall not be insisted. However , parking for Transport vehicles shall be insisted as per Reg. 44. Further, parking for the other user/activity proposed shall be insisted as per Reg.44