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Ref. No. MCHI/PRES/25-26/016

Date: 10/11/2025

Shri Aseem Kumar Gupta (I.A.S.)
Additional Chief Secretary,
Urban Development Department (I),
Government of Maharashtra,
Mantralaya, Mumbai – 400032.**Subject: Proposal for Amendment to Regulation 35(12) of the Development Control and Promotion Regulations (DCPR) for Mumbai, to incentivize Road Widening.**

Respected Sir,

We, the undersigned, would like to bring to your kind attention a crucial matter concerning the implementation of Transferable Development Rights (TDR) in lieu of road widening in the city of Mumbai.

The current provisions under Regulation 16 for granting TDR for road widening are a vital tool for the BMC to acquire land for essential infrastructure without direct monetary compensation. However, the utilization of this TDR is currently restricted by the cap on Floor Space Index (FSI) as stipulated in Clause 12 of Regulation 35.

This limitation acts as a significant disincentive for landowners to surrender land for road widening, as the TDR generated often becomes unusable due to the exhaustion of permissible FSI on the recipient plot. This, in turn, hinders the implementation of the Development Plan (DP) and the creation of much-needed wider roads, leading to persistent traffic congestion and public inconvenience.

To address this impediment and create a more effective incentive structure, we respectfully propose a minor yet impactful insertion in **Sub Clause 12 of Clause 35** of the DCPR.

Proposed Amendment:

We request the addition of a new proviso as follows:

“Provided further that FSI equivalent to TDR, in lieu of road widening or road proposed under the D.P. or the MMC Act, 1888 as per Regulation 16 may be allowed to be utilized over and above the permissible FSI as per Clause 12 of Regulation 35, subject to condition that overall FSI does not exceed 1.15 times permissible FSI as per this Clause.”

Rationale and Benefits of the Proposed Amendment:

- Enhanced Incentive for Landowners:** This amendment will provide a clear and tangible benefit (additional FSI up to 1.15 times) to landowners who surrender land for road widening, making it a more attractive proposition.
- Accelerated Road Widening:** By making TDR more valuable and usable, the MCGM will find it easier to secure land for road widening projects, leading to faster implementation of the Development Plan.

MAHARASHTRA CHAMBER OF HOUSING INDUSTRY

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CREDAI-MCHI CHAPTERS

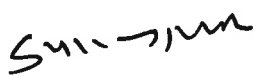
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3. **Alleviation of Traffic Congestion:** Wider roads are a direct and proven solution to reduce traffic bottlenecks. This amendment will facilitate the creation of such infrastructure, benefiting the public at large.
4. **No Uncontrolled Densification:** The proposed cap of 1.15 times the permissible FSI is a balanced approach. It provides the necessary incentive without leading to excessive or unmanageable densification, as it is a modest and controlled increase.
5. **Alignment with Public Interest:** The primary beneficiary of this amendment is the public, who will enjoy better infrastructure and smoother traffic flow. It aligns perfectly with the government's vision for a more livable and efficient Mumbai.

We earnestly request the Urban Development Department to consider this proposal favorably and initiate the necessary steps to incorporate this amendment into the DCPR. We believe this small change will have a monumental positive impact on the city's infrastructure development.

Thank you for your time and consideration of this critical urban development issue. We are available to provide any further clarification or documentation as required.

Yours sincerely,
For CREDAI-MCHI

A handwritten signature in blue ink, appearing to read "Sukhraj Nahar".

Sukhraj Nahar
President

A handwritten signature in blue ink, appearing to read "Rushi Mehta".

Rushi Mehta
Hon. Secretary

A handwritten signature in blue ink, appearing to read "Keval Valambhia".

Keval Valambhia
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