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Date: 23/4/2026

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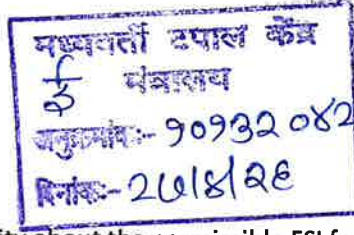
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To,
Shri Assem Kumar Gupta (I.A.S.)
 Additional Chief Secretary,
 Urban Development Department,
 Government of Maharashtra,
 Mantralaya, Mumbai 400 032



Subject: Regarding meaning and clarity about the permissible FSI for composite slum rehabilitation scheme clubbed with adjoining non slum area under clause 3.11A of regulation 33(10) of DCPR-2034

Respected Sir,

The provision of clause 3.11A under regulation 33(10) of DCPR -2034 is as under;

“Notwithstanding anything contained in this regulation, scheme under this sub-regulation 3.11A of regulation 33(10) for constructing PAP tenements and amenities shall be permissible on built up / vacant / reserved / designated plots owned by Public Authority / Government / BMC.

The FSI as per sub-regulation 3.2 and 3.8 of regulation 33(10) shall be permissible. However, in case of plots having reservation / destination in DP, minimum base FSI shall be utilized for the said purposes shown in DP and balance potential can be utilized for constructing the PAPs / designated amenities or any other use decided by the concerned land-owning authority. Further, such schemes including amalgamated schemes can be clubbed / amalgamated with another slum rehabilitation scheme in the same administrative ward, without transferring the slum dwellers, if any, existing on such plot. The incentive FSI as per sub clause 3.2 and 3.8 of regulation 33(10) for development on the said plots of Public Authority / Government / BMC may be granted either in form of TDR (at the option of the developer) or FSI to be utilized on SRS scheme clubbed / amalgamated with the said development. However, such clubbing / amalgamation shall be subject to following conditions.

- The SRA plot on which such clubbing FSI to be utilized shall have access of at least 18.00 m wide road.
- The tenement density for creation of PAPs on non-slum plot having access of more than 9.00 mtr. shall be maximum 650 / hectare. Provided further that, if the access road is of width more than 12.00-meter, additional tenements may be allowed as per requirement of land owning authority, however, in no case, FSI on non-slum plot shall exceed 4.00.
- Area of the plot owned by Public Authority / Government / BMC so developed and clubbed/ amalgamated shall be less than 25 % of area of clubbed and amalgamated scheme.

The aforesaid provision stipulates that on any non slum area if amalgamated or clubbed with any slum rehabilitation scheme, then on such plot construction of PAP tenements and amenities shall be permissible on built up / vacant / reserved / designated plots owned by Public Authority / Government / BMC.

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The FSI as per sub-regulation 3.2 and 3.8 of regulation 33(10) shall be permissible. However, in case of plots having reservation / destination in DP, minimum base FSI shall be utilized for the said purposes shown in DP and balance potential can be utilised for constructing the PAPs / designated amenities or any other use decided by the concerned land-owning authority.

This provision stipulates that even if the non-slum area which is to be amalgamated with the adjoining slum rehabilitation scheme shall be utilized for construction of PAP tenements only. However, after constructing the amenity and PAP tenements, if there remains balance FSI then for which purpose such balance FSI is to be utilized is not clarified in the said provision. Also, it needs to be clarified that the in-situ potential shall be 4.00 FSI on gross plot area in addition to fungible compensatory area.

The development of clubbing of adjacent non slum areas with or without reservations shall have to be treated as a composite scheme. In light of this consideration, the amenity user with PAP's and rehabilitation of slum or sale shall be permitted in the balance FSI on such non slum area with or without reservations. Provided the FSI on such non slum plot under reservations or any other non-slum plot shall not be more than 4.0 plus fungible compensatory area excluding the free of FSI component required for the construction of designated amenities as provided in clause 8.3 under regulation 33(10) of the DCPR-2034.

In view of the above, you are requested to consider the same and do the necessary changes before finalizing the proposed modification in clause 3.11A under regulation 33(10) of the DCPR – 2034 or issue a clarification about the interpretation, meaning and clarity about the permissible FSI for composite slum rehabilitation scheme clubbed with adjoining non slum area under clause 3.11A of regulation 33(10) of DCPR-2034 under regulation 4(3) of the DCPR – 2034.

Thanking you in anticipation.

Yours sincerely,

For CREDAI-MCHI



Sukhraj Nahar
President