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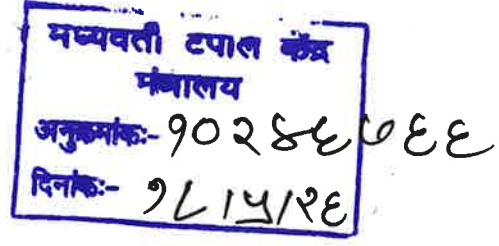
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Alka Doshi

Ref.: MCHI/PRES/26-27/024

Date: 18/05/2026

To,
Shri. Aseem Gupta (IAS)
 Additional Chief Secretary,
 Urban Development Department,
 Govt. Of Maharashtra,
 Mantralaya, Mumbai-400032



Sub.- Extension of granting over and above FSI under AR policy as per Reg. 17(1) of DCPR 2034 after transfer of developed reservation to BMC.

Respected Sir,

DP 2034 & DCPR 2034 for Greater Mumbai has been sanctioned by the Government in UD department and is in force since 01/05/2018 & 01/09/2018 respectively.

Regulation 17 of DCPR 2034 consists of provisions of development of reservation under Accommodation reservation principle. To motivate plot owners/developers to hand over the built reservation amenities to BMC at earliest, the regulation provides certain incentives.

As per clause 20 (viii) of regulation 17(1) it was provided that "If developed reservation is transferred in the name of MCGM within 5 years or such extended period as may be specified by Government, following shall apply.

- (a) "In case of reservation area less than or equal to 5 Ha, additional BUA equal to area of the plot so transferred to MCGM/Appropriate Authority, free of cost and free of encumbrances, shall be permissible over and above the permissible FSI as per regulation 30(A), except in respect of proposals under Regulation No. 33(5), 33(7), 33(7)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10)(A), 33(20) (A), 33(21)."

After lapse of 5 years from 01/09/2018, Government in 2023 has extended the period for another 3 years with some modifications as below.

"In case of reservation area additional BUA equal to 90% of the area of plot so transferred to MCGM/Appropriate Authority, free of cost and free of encumbrances, shall be permissible over and above the permissible FSI as per regulation 30(A), except in respect of proposals under Regulation No. 33(5), 33(7), 33(7)(A), 33(8), 33(9), 33(9)(A), 33(9)(B), 33(10), 33(10)(A), 33(20) (A), 33(21)."

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CREDAI-MCHI CHAPTERS

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 MURBAD | URAN-DRONAGIRI | VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR

As such, the permissibility of additional FSI over above the permissible FSI as per Reg. 30(A) after transfer of developed reservation to BMC is valid up to 31-08-2026.

Respected Sir, there are many reservations in Mumbai, which are yet to be handed over to BMC free of cost. It is to also mention here that as per the AR policy under Reg. 17(1), BMC get constructed amenity free of cost which will save huge financial burden to BMC. Hence, in the interest of availability of the constructed amenity, this additional FSI benefit as per clause no. 20 (viii) (a) of Reg. 17(1) needs to be extended for further 3 years.

We therefore request you to kindly extend the applicability of clause no. 20(viii)(a) of Reg. 17(1) for further 3 years.

Yours Sincerely,
For CREDAI-MCHI



Sukhraj Nahar
President



Kushi Mehta
Hon. Secretary