

## **Maharashtra Industrial Development Corporation (MIDC)**

No. MAJAVIM/MUNI / P-519118/2025

Date – 19/09/2025

**Subject:** Regarding exemption to certain special industrial units from the requirement of using 40% Floor Space Index (FSI) for petrol pumps and similar uses.

1. Circular No. MAUVIM/M.Vya. (Bhugi)/C05579 dated 21.06.2019
2. Circular No. MAVIM/M.Vya. (Bhumi)/D22549 dated 02.08.2021
3. Circular No. MATRAVIM/M.Vya. (Bhumi)/P40399 dated 30.05.2025

In the industrial areas developed by the Corporation, it is mandatory for the plot holder to develop the plot within the stipulated time as per the approved building plan, obtain the Building Completion Certificate (BCC), and commence production activity. Since most of the industrial areas under the Corporation no longer have plots available for allotment, if a plot holder fails to develop the unused land, such plots may be taken back and reallocated to deserving entrepreneurs. In this context, detailed discussions have been held in the meetings of the Hon'ble Board of Directors, and as per the resolutions passed from time to time, the relevant circulars of the Corporation have made it compulsory to utilize at least 40% Floor Space Index (FSI) of the allotted plot.

Accordingly, some industrial units do not require multi-storey construction and instead require a larger open space. Therefore, as shown in the table below, they require a built-up area less than 40%.

Table A

<b>Sr.No.</b>	<b>Category</b>	<b>Category wise FSI requirement</b>
<b>1</b>	<b>Petroleum Company, Gas Station, Fuel Station</b>	<b>15%</b>
<b>2</b>	<b>Industrial Units such as Manufacturing of Concrete Blocks, Cement Products, RMC Plants, Tiles Asphalt Plants, Crushers</b>	<b>30%</b>
<b>3</b>	<b>Asphalt Plants, Crushers</b>	<b>25%</b>
<b>4</b>	<b>Dal Mills</b>	<b>25%</b>
<b>5</b>	<b>Special Chemical Industries and Units requiring PESO Buffer</b>	<b>15%</b>
<b>6</b>	<b>Fabrication Units</b>	<b>30%</b>

Also, as part of the Corporation's plot allotment process, the applicant is required to submit a Detailed Project Report (DPR) for the proposed project. This DPR must include

details of the land requirement and the proposed usage of Floor Space Index (FSI), along with a Block Plan.

The verification of the land area required for the specific project is carried out by the Technical Consultant.

As per Table "A", proposals from entrepreneurs whose projects require a higher proportion of open space must be submitted by the concerned Industrial Planner to the Planning Authority along with the opinions of Associate Designers / Associate Architects.

In cases where the Designer/Architect is also the Industrial Planner, such proposals shall be submitted directly to the concerned Regional Officer.

Thereafter, the proposal, along with the opinion of the Technical Consultant, shall be submitted to the concerned Deputy Chief Planner for approval or decision.

For project categories not listed in Table 'A', action shall be taken as per Circular No. MAJAVIG/M.VYA (Land)/C 05579 dated 21/06/2019.

This circular is being issued with the approval of the Hon'ble Chief Executive Officer, MIDC

**To,**

- All Department Heads, MIDC, Mumbai
- Chief Engineers, MIDC Pune / Chhatrapati Sambhajanagar / Nagpur
- General Managers (Land / Legal / Land Acquisition / Electrical & Mechanical / Public Relations / M.B.V. / DMIC / Marketing)
- All Superintending Engineers, MIDC
- All Regional Officers, MIDC
- All Executive Engineers, MIDC
- Joint/Deputy Chief Accounts Officers, MIDC Mumbai / Pune / Chhatrapati Sambhajanagar / Nagpur
- All General Managers, District Industries Centres
- All Industrial Associations
- Main Central Circular File / Chief Executive Officer, MIDC, Marol Office / World Trade Centre, Mumbai