

Circular

Circular no – P608659/2026

Date – 07/01/2026

Subject: Regarding granting exemption to certain specific industrial units from using 40% floor space index (FSI) for petrol pumps and similar purposes.

Reference:

1. Circular No. MOUVIM / M.V. (Land) / C05579 dated 21.06.2019
2. Circular No. MOUVIM / M.V. (Land) / D22549 dated 02.08.2021
3. Circular No. MOUVIM / M.V. (Land) / P467399 dated 30.05.2025
4. Circular No. MOUVIM / Municipal / P-519118 / 2025 dated 19.09.2025

As per the referred Circular No. 04, since certain industrial units do not require construction of more than one floor and require a larger proportion of open space, it has been stated that, as mentioned below in Table-A, they require a built-up area of less than 40%.

Table - A

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

It is proposed to include certain industrial units in the above Table-A. As per the discussions held with the Technical Advisory Department, the said Table-A is being revised as follows.

Sr. No.	Category	Category wise FSI requirement
1	Petroleum Company, Gas Station, Fuel Station	15%
2	Industrial Units such as Manufacturing of Concrete Blocks, Cement Products, RMC Plants, Tiles	30%
3	Asphalt Plants, Crushers	25%
4	Dal Mills / Oil Mills (Cotton Seeds / Soyabeans / Turmeric processing units)	25%
5	Special Chemical Industries and Units requiring PESO Buffer	15%
6	Fabrication Units	30%
7	Agriculture Product units	25%
8	Oxygen Plant	20%
9	Truck Terminus, Weigh Bridges	5%
10	Railway work and Vehicle Body Building	25%

Except for the above mentioned changes, no other modifications are being made to the Circular dated 19.09.2025, and the procedure prescribed in the said Circular dated 19.09.2025 shall remain applicable as it is.

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

Copy:

1. All Department Heads, MIDC, Mumbai.
2. Chief Engineer, MIDC, Pune / Chhatrapati Sambhajnagar / Nagpur.
3. General Managers (Land / Legal / Land Acquisition / Planning & Technical / Public Relations / M.B.V. / DMIC / Marketing).
4. All Superintending Engineers, MIDC.
5. All Regional Officers, MIDC.
6. All Executive Engineers, MIDC.
7. Assistant / Deputy Chief Accounts Officers, MIDC, Mumbai / Pune / Chhatrapati Sambhajnagar / Nagpur.
8. All General Managers, District Industries Centres.
9. All Industrial Associations.
10. Chief Central Circular File / Office of the Chief Executive Officer, MIDC, Marol / World Trade Centre, Mumbai.

