

Maharashtra Industrial Development Corporation

(A Government of Maharashtra Undertaking)

No. MIDC/CP/F/131699/2023

Date: 01/12/2023

CIRCULAR

Subject: Regarding powers of granting additional FSI as per CDCPR-2023 for various land uses permissible on plots in MIDC.

Reference: 1) Circular no. MIDC/CP/A46565/2014 dt. 09/06/2014

2) Circular no. MIDC/CP/A37010/2015 dt. 12/02/2015

3) Circular no. MIDC/CP/A84481/2016 dt. 21/03/2016

4) Circular no. MIDC/CP/C48526/2019 dt. 09/08/2019

5) Circular no. MIDC/CP/D98932/2022 dt. 02/12/2022

Vide Government Notification No. TPB-4322/314/CR-25/2022/UD-11 dt. 05/07/2023, the Comprehensive Development Control and Promotion Regulations-2023 for MIDC have been sanctioned by the Government in UDD and the same have come in force from 13/07/2023. As per clause no. 5.5 of the said CDCPRs, MIDC is empowered to approve basic FSI, FSI on payment of premium and ancillary FSI for the permissible land uses on MIDC plots and the Chief Executive Officer, MIDC exercises powers of Planning Authority as per section 152 of the MR & TP Act, 1966.

In this regard, it is observed that various circulars regarding powers of granting FSI over and above basic FSI, issued from time to time, are creating confusion and delay in the process of approval at various levels. Therefore, considering the type of work and number of cases, Chief Executive Officer, MIDC is hereby delegating his powers of granting in-principle approval to the FSI over and above basic FSI to the officers as mentioned in the table below.

Sr. No.	Land use / activity	Higher / additional FSI	Powers of granting in-principle approval delegated to
1	Educational institutions, Institutional buildings / banks, Starred category hotels, mega, ultra-mega & large tourism projects / units, Religious buildings, Yatri Niwas, Students Hostel / Working women-men Hostel / Dormitories / Hostel for Labourers / Residential and commercial.	Maximum building potential as per road width as mentioned in Table no. 5D minus basic FSI.	Concerned Jt. CEO
2	Medical Institutions, Buildings of Government & Semi-Government offices / Staff Quarters, Local	Maximum building potential as per road width as mentioned in Table no. 5D minus	Concerned Jt. CEO

	Authorities & Public sector undertakings offices & staff quarters / Land of MSRTC / City transport / Metro stations & depots including Guest Houses.	basic FSI. However, maximum building potential shall be considered as 3.00 subject to road width 18 m and above.	
3	Basic shelter for urban poor & Housing schemes developed for EWS / LIG.	Maximum building potential as per road width as mentioned in Table no. 5D minus basic FSI or FSI upto 2.5 whichever is maximum.	Concerned Jt. CEO
4	Industrial use and Pharma Industry	Maximum building potential as per road width as mentioned in Table no. 5D minus basic FSI.	Chief Planner for A & B category industrial areas. Concerned SPA for C, D & D+ category industrial areas.

It is further directed that – i) proposals of granting FSI over and above basic FSI in respect of IT / ITES / BT / NT / Data Center as per Table no. 5D, clause no. 6.1 and clause no. 6.6 of the CDCPR-2023 shall be submitted to the CEO, MIDC and ii) proposals of granting FSI over and above basic FSI shall be submitted to the respective officers as mentioned in the above table through the Chief Planner & Chief Fire Officer (wherever applicable) for all industrial areas of MIDC.

It is also directed that circular no. MIDC/CP/A46565/2014 dt. 09/06/2014, circular no. MIDC/CP/A37010/2015 dt. 12/02/2015, circular no. MIDC/CP/A84481/2016 dt. 21/03/2016, circular no. MIDC/CP/C48526/2019 dt. 09/08/2019 and circular no. MIDC/CP/D98932/2022 dt. 02/12/2022 shall be treated as cancelled.

All concerned officers of MIDC are hereby directed to take a note of the same and necessary action shall be taken accordingly.


01-12-23

Chief Executive Officer

MIDC, Mumbai-93.

Copy to Jt. CEO (Admin) / Jt. CEO (SP) / Jt. CEO (Vidarbha) for information.

Copy to all HoDs, MIDC for information.

Copy to all SEs / EEs / ROs / SPAs for information.

Copy to all Officers of Planning Department for information and necessary action.

Copy to Guard File.