

## **Maharashtra Industrial Development Corporation**

(A government of Maharashtra undertaking)

no.MIDC/LandDepartment/Desk-1/B57165

“Udyog Sarathi”,  
Marol Industrial Area,  
Mahakali Caves Road,  
Andheri (East),  
Mumbai-93  
Date : 27/05/2015

### **Circular**

**Subject: Regarding application of development period and transfer charges after redevelopment/subdivision of a plot with Building Completion Certificate (BCC)**

Ward-wise development period is given for development of plots after allotment of plots in industrial areas developed by MIDC. However, in case of non-receipt of BCC by completion of construction within the stipulated period, extension is granted by charging additional premium as per rules. Certificate of Completion of Building must be obtained by developing the plot during the extension period.

After the redevelopment/ subdivision of the plot after obtaining the Building Completion Certificate (B.C.C.), to apply the development period to the newly constructed plot and due to lack of clarity regarding the imposition of transfer charges in such cases, such cases are submitted from time to time by the Territorial/ Regional Officers to the Headquarters for decision/ guidance. The following guidelines are being issued with a view to harmonize the policy of MIDC in such cases.

1. Plots on which as per the policy of MIDC, the component has gone into production after obtaining the Building Completion Certificate (B.C.C.), in case of redevelopment of such plot, the ward-wise development period of the industrial area will be applicable to the unit from the date of obtaining permission of the competent authority to demolish the old building and such explicit mention should be made in the Demolition Order by the competent authority.
2. After obtaining Building Completion Certificate (B.C.C.) and subdivision of the plot in production, all such vacant subdivided plots will be subject to the ward-wise development period of the industrial area and all concerned landholders will be required to obtain a new Building Completion Certificate (B.C.C.). Also, if there is construction on such a divided plot, if it is to be evicted and redeveloped, provision will be made as per sr. no. (1) above.

3. If the plot holder who has obtained the Building Completion Certificate (B.C.C.) obtains permission for construction from the competent authority and if the plot is to be transferred before obtaining the Building Completion Certificate (B.C.C.) then 30% of the differential premium should be recovered.

This policy will only apply to landowners who have obtained Building Completion Certificate (B.C.C.) and even in such cases, the plot development period should be calculated from the date of issuance of this Circular.

All Regional Officers and Special Planning Officers are hereby notified that from the date of issuance of this Circular in all cases where Special Planning Authority has ordered Demolition Order or the regional authority has given permission for allotment of plots, such plots should be reviewed within 15 days and the plot holders should be informed in writing regarding the revised period of the plot and it should be recorded in the relevant *nasti*.

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