

Maharashtra Industrial Development Corporation

(A government of Maharashtra undertaking)

no.MIDC/Land Department/Desk-1/D17771

“Udyog Sarathi”,
Marol Industrial Area,
Mahakali Caves Road,
Andheri (East),
Mumbai-93
Date : 21/10/2015

Circular

Subject: Regarding extension of special concession scheme for development period

References :

1. **Circular no.MIDC/Land Department/Desk-1/A71222 dated 06.03.2013.**
2. **Circular no.MIDC/Land Department/Desk-1/B25785 dated 29.04.2014.**

As per the above reference Circular No. 1 of MIDC, a revised policy has been issued to approve the extension considering the effective action taken by the plot holder for the development of the plot, and as a last resort for the development of such undeveloped plots, a **Special Extension Scheme** was implemented till 31.08.2013. This policy is applicable till 31.08.2015 and despite taking advantage of this policy, the plots on which construction has started or completed but the period of extension has expired, the issue of extending the duration of the Special Extension Scheme as a last chance for all such plots as well as an incentive for industry growth was raised in the meeting of the Hon'ble Board of Directors dated 22.06.2015. After a detailed discussion on this issue, Resolution No. 5498 was passed.

Pursuant to the above Resolution, despite taking advantage of the policy in the Circular dated 06.03.2013 of MIDC, the lands on which construction has started or the documents required to obtain the certificate of completion of construction have to be fulfilled, as a last resort for all such plots the following policy is being formulated to extend the term of the Special Extension Scheme-

1. Plot holders who have availed the extension as per the policy in the Circular dated 06.03.2013 by paying the additional amount of 10% (for D and D + wards) / 40% (for A, B and C wards) respectively, however, for some reason the Building Completion Certificate could not be obtained. To only such landholders, for the next one year, the third extension should be charged at the rate of 5% of the prevailing rate.

2. Landlords who have availed of the policy mentioned in (1) above. It will be mandatory for them to go into production after obtaining the Building Completion Certificate in the period till 31.08.2016.
3. The business will be started for the period from 01.09.2015 to 31.08.2016 by paying 5% of the prevailing rate and obtaining the Building Completion Certificate, otherwise the plot will automatically be classed to MIDC in the condition it is in, and an undertaking to this effect should be obtained from the plot holder. Only after that the benefit of this Special Extension Scheme should be given to the plot holder.
4. The plot holders who have the first extension approved for the period 01.09.2013 to 31.08.2014, but no contact has been made for the second extension from 01.09.2014 to 31.08.2015 or the second extension from 01.09.2014 to 31.08.2015 was approved in principle, but the additional premium has not been paid. However, now an extension has been proposed after 31.08.2015, for the second extension after 31.08.2014 additional premium of 10% (for D and D + wards) / 40% (for A, B and C wards) should be recovered from such plot holders. At the same time, as mentioned above (1), for the one year extension dated 01.09.2015 to 31.08.2016, the amount of additional premium at the rate of 5% of the prevailing rate should be recovered separately.
5. Plot holders who have not yet proposed for extension or taken any effective action for plot development or the plot is still vacant, immediate action should be taken to take possession of such plots.
6. No extension will be granted after 31.08.2016.

Under this Special Extension Scheme, the authority to grant extension is being vested in the Regional Officers.

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