

## Maharashtra Industrial Development Corporation

(A government of Maharashtra undertaking)

no.MIDC/Land Department/IT(Land)/C89123

“Udyog Sarathi”,  
Marol Industrial Area,  
Mahakali Caves Road,  
Andheri (East),  
Mumbai-93  
Date : 06/09/2016

### Circular

**Subject:** Udyog Sanjeevani Yojana-2015 Industrial Expansion Plots with Priority Chair

According to MIDC's Circular dated 27.04.2012 and dated 22.01.2013, a prescribed period of two years is given for the development of plots allotted for priority expansion and for industrial expansion. After the prescribed period, two extensions are charged at 25% and 50% respectively. But, there is no policy of extension after that. However, like 25% and 50%, the extension charges are higher. There is also a short period for development of plots and as there is no provision for further extension after extension, which is why it is necessary to extend this period. At the same time, Industry Revival Scheme should be implemented for such plots also. So that, by reducing the burden of extension on entrepreneurs, industry building will be encouraged. The matter was presented in the meeting of the Hon'ble Board of Directors on 30.07.2016. After a detailed discussion on this issue, Resolution no. 5595 was passed. In accordance with this Resolution, the following Industry Revival Scheme is being issued for the plots allotted for priority and also for the expansion of industry.

1. Plots for which the prescribed development period of two years or the period of extension has expired before 22.01.2013, the Industry Revival Scheme should be implemented for such plots.
2. Plots for which the prescribed development period of two years has expired after 22.01.2013, as per the policy in the Circular dated 22.01.2013 (first extension 25% and second extension 50%) will be applicable for such plots.
3. According to the policy issued by MIDC in the Circular dated 22.01.2013, those who have started production after obtaining the Building Completion Certificate, such plot holders should not be considered in this scheme..
4. Land holders who have taken possession of the land before the date of this Circular will not be able to avail the benefit of this scheme.

5. Plots that are completely vacant, on which there is partial construction, those who have received an extension but have not received BCC, as well as those who have not yet received an extension or approval of building construction plans, "Udyog Sanjeevani Yojana" is being implemented till 31.08.2017 for the development of such plots. To avail the benefits of this scheme, it is mandatory for the entrepreneurs to register and submit the application and supplementary agreement in the prescribed format by 31.10.2016.
6. Extensions have been granted to the above mentioned plot holders but no extension fee has been paid, as well as those plots which are completely vacant/ have partial construction on the plot, as well as those who have not yet approved the extension or building construction plans, as a last resort for all such plot holders, as per the prevailing policy for extension, the first extension will be charged at 25% and the second extension at 50% + interest on the extension amount and 50% discount will be given on such amount. In order to avail the benefits of this scheme, it will be mandatory to pay the registered supplementary agreement in the prescribed form as well as the extension amount before 31.10.2016.
7. For land holders participating in the scheme, the second extension (50%) on the expiration date, every extension from that date till 31.08.2017 should be charged at the rate of 5% per annum of the prevailing rate.
8. The scheme will be applicable in the plot from the date on which the entrepreneur registers and submits the agreement for participation in the scheme. Those who have entered into a supplementary agreement must in any case get the building plans approved by 31.01.2017. Otherwise they will not be eligible to avail the benefits of this scheme. The progress of building construction will have to be shown in each of the following months and it will be mandatory to start production by obtaining Building Completion Certificate (BCC) by 31.08.2017. Otherwise, after 31.08.2017, as per the terms/ conditions mentioned in the supplementary agreement, the plot will be automatically classed to MIDC in the condition it is in and the entire amount paid for the plot will be forfeited and no compensation for construction on the plot will be payable.
9. The Regional Office should issue the letter of extension approval within eight days to the plot holders who submit the proposal/ application before 31.10.2016 by paying the supplementary agreement and extension fee in the prescribed form and accordingly, the supplementary agreement should be executed at the regional office level as per the prescribed draft and the Special Planning Authority (SPA) should complete the required documents and approve the plans.
10. Those plot holders will not execute the registered supplementary agreement by paying the extension fee till 31.10.2016, action should be taken to take back all the plots which have expired development period and have not received Building Completion Certificate.

11. Only the land holders of all the participating areas under this scheme are empowered to approve the first extension of 25% and second extension of 50% and subsequent extension till 31.08.2017 at the rate of 5% per annum.
12. Necessary action should be taken by all the concerned departments of MIDC regarding approval of extension to the plot holders participating in the scheme, approval of construction plans, issuance of no-objection certificate of MIDC etc.
13. Landlords who do not want to participate in Udyog Sanjeevani Yojana. (Plots for which the prescribed development period or period of extension has expired before 22.01.2013) but have taken pay extensions like first 25% and second 50%, such land holders should be charged an additional non-refundable amount at the rate of 5% per annum of the prevailing rate for the extension till 31.08.2017 after the date of second extension. Such land holders will also be required to start production by obtaining Building Completion Certificate (BCC) by 31.08.2017. Otherwise, after 31.08.2017, the plot will be taken over by MIDC in its present condition and the entire amount paid for the plot will be confiscated. No compensation will be payable for the construction done on the plot.

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