

Maharashtra Industrial Development Corporation

(A government of Maharashtra undertaking)

no.MIDC/DOIT/D76436

“Udyog Sarathi”,
Marol Industrial Area,
Mahakali Caves Road,
Andheri (East),
Mumbai-93
Date : 15/11/2016

Circular

Subject: In addition to the plots or units in the IT park at Marol, Thane (Wagle Estate) and TTC Industrial Area, regarding transfer / sub-lease/ sub-let or permission for change of use..

References :

1. Circular no. MIDC/Co-CEO(IT)/586/2010, dated 12.10.2010
2. Circular no. MIDC/DOIT/A94190/2013, dated 25.03.2013
3. Circular no. MIDC/DOIT/C-78764/2014, dated 03.09.2014

According to the above Circular of MIDC, the land holders in the industrial area declared as IT park are not allowed for any purpose other than information technology (IT, ITES or IT PARK). Also, before the declaration of IT park, the industries of the land holders who are in operation can continue the same industry and if the land is transferred, the same industry is allowed to continue as well. However, land transfer / sublease / sub-rent / change in use for any purpose other than Information Technology is not permitted. However, since most of the Gems & Jewellery factories are located in Marol Information Technology Park, sub-rental / sublease / transfer is permitted on the land of other entrepreneurs in Marol Information Technology Park for the expansion of Gems & Jewellery industry in the buildings of the existing Marol Industrial Area.

Entrepreneurs in IT Parks at Marol, Thane (Wagle Estate) and TTC Industrial Area are constantly seeking permission to transfer/ sublease/ sub-rent the building area on the plot/ plot for other industrial purposes. Also, the concept of Make in Maharashtra is being implemented by the Government of Maharashtra on the lines of Central Government's Make in India through various government initiatives. Industry development is being promoted as a part of it. Considering these factors as well as the demand for Information Technology plots, from industries other than Information Technology, to promote the industry as well as to

give impetus to the establishment of industries as well as Government Resolution No. IALP-2013/116/Industry-2 date 20/06/2015, accordingly, due to cancellation of 'Industrial Location Policy' in Mumbai Metropolitan Authority area, Marol, Thane (Wagle Estate) and TTC Industrial Area, transfer/ sublease/ sub-lease for the industrial area other than Information Technology as well as construction area in the plot/ plot building in the IT park declared by MIDC and change of use should be allowed on the following terms and conditions.

1. At the request of the land holders in the IT park area announced by MIDC, approval should be given to continue the existing industries on the plot or to expand the existing industries as well as to change the industrial use of the industries for the products included in the White and Green category of MPCB. Permission should be given for transfer/ sublease/ sub-rent etc. related to the above industrial purpose by collecting the required fee as per the policy of MIDC.
2. The industries included in the Orange Category classified by the Maharashtra Pollution Control Board (MPCB) on the plots reserved for the Information Technology Park or the plots reserved for the use of the Information Technology, should be approved for conversion from IT to industrial use.
3. Transfer / Sublease sub-rent / change of product for commercial, residential purposes should not be allowed on the plot where industrial component is started in the declared IT park. Also, changes in the use of Information Technology from commercial to residential should not be allowed.
4. Entrepreneurs who have availed concessions for IT industries as per the policy of the Government and MIDC, will not be able to avail the product change provisions in this Circular for plots/ blocks/ buildings.

This policy is being implemented in the pending and forthcoming proposals in this regard and it should be noted and acted upon by all concerned.

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