

Maharashtra Industrial Development Corporation

(A government of Maharashtra undertaking)

“Udyog Sarathi”, Marol Industrial Area, Mahakali Caves Road, Andheri (East), Mumbai-93

No.MIDC/Land Department/B80911

Date : 31/05/2019

Circular

Subject: Regarding implementation of Special Extension Scheme in respect of extension for development of plots in the Industrial Area of MIDC.

In Industrial Areas developed by MIDC, the first and second extensions have been granted to the plot holders under the Special Extension Scheme as per the Circular dated 06.03.2013 and also the third and fourth extensions as per the Circular dated 03.11.2017. As per the Circular dated 21.10.2015 of MIDC, Special Extension Scheme, as well as Circulars dated 23.10.2015, 14.03.2016, 06.09.2016, Industrial Revival Scheme was implemented for the plot holders. Construction has been completed with approval of approved plans / without approval of approved plans by taking advantage of the above extension / scheme and the plot holder has gone into production or has gone into production but at present the production is closed, for all such types of plots allotted for such industrial, commercial, residential as well as priority and industrial expansion, an extension is required to obtain a Building Completion Certificate which was pointed out that it is necessary to implement a Special Extension Scheme in such case, in the 378th meeting of the Board of Directors held on 28.12.2018.

Even after issuance of Circulars for extension from time to time by MIDC regarding exemption for plot development to the plot holders, extension should not be granted to the plot holders who are not developing the plot. In this regard, MIDC should take action to curb the tendency of the land holder to keep the land at the time of allotment. This was discussed in detail in the meeting of the Board of Directors and Resolution No. 5837 was passed. In pursuance of this resolution, Special Extension Scheme No. 2 is being issued for development of plots as under.

1. Approval is being given to implement Special Extension Scheme No. 2 till 31.08.2019. Accordingly, extension should be allowed as per the table mentioned below.
 - a. Charges for plots whose Extension has expired before 31.08.2013 - (of prevailing rates per annum)

Extensions	Construction has been completed as per the approved plans, production has started and production is still going on today		Construction has been completed as per the approved plans, production has started and production is currently closed		Construction completed and production started without approval of plans		Construction completed / partial without approval of plans but not in production / plot vacant.	
	a/b/c	d/d+	a/b/c	d/d+	a/b/c	d/d+	a/b/c	d/d+
For the period before 31.08.2013, the prevailing rates per annum	5%	5%	5%	5%	5%	5%	The plot should be removed and a penalty equal to the extension fee should be levied.	
1st	25%	10%	25%	10%	25%	10%		
2nd	40%	10%	40%	10%	40%	10%		
3rd	5%	5%	5%	5%	5%	5%		
4th	5%	5%	5%	5%	5%	5%		
5th	5%	5%	5%	5%	10%	10%		
6th	5%	5%	5%	5%	10%	10%		
	Pay the extension fee till the date of production.		Extension as per Circular dated 08.09.2015. The company should be charged 50 % of the extension fee during the closing period.		Penalties may be levied for unauthorised construction. Charge up to BCC regardless of production date.			

b. Extension charges for plots expired on or after 31.08.2013- (at current rates per annum)

Extensions	Construction has been completed as per the approved plans, production has started and production is still going on today		Construction has been completed as per the approved plans, production has started but production is currently closed		Construction completed and production started without approval of plans		Construction completed without plan approval, but not in production / Plot vacant	
	a/b/c	d/d+	a/b/c	d/d+	a/b/c	d/d+	a/b/c	d/d+
1st	25%	10%	25%	10%	25%	10%	The plot should be removed and a penalty equal to the extension fee should be levied.	
2nd	40%	10%	40%	10%	40%	10%		
3rd	5%	5%	5%	5%	5%	5%		
4th	5%	5%	5%	5%	5%	5%		
5th	5%	5%	5%	5%	10%	10%		
6th	5%	5%	5%	5%	10%	10%		
	Pay the extension fee till the date of production.		Extension as per circular dated 08.09.2015. During the period of closure of the company, 50 per cent of the charges should be levied by calculating the extension fee as mentioned above.		Penalties may be levied for unauthorised construction. Charge up to BCC regardless of production date.			

c. From the last date given for free extension of plots participating in Udyog Sanjeevani Yojana, further permissible extensions will be applicable till 31.08.2019.

- d. The following extensions are being allowed for all wards in respect of allotment plots under Industry Extension / Priority.

Extensions	Construction has been completed as per the approved maps, production has started and production is still going on today		Construction has been completed as per the approved map, production has started and production is currently closed		Construction completed and production started without approval of maps		Construction completed without map approval. But not in production / plot is vacant	
	a/b/c	d/d+	a/b/c	d/d+	a/b/c	d/d+	a/b/c	d/d+
1st	25%	25%	25%	25%	25%	25%	The plot should be removed and a penalty equal to the extension fee should be levied.	
2nd	50%	50%	50%	50%	50%	50%		
3rd	5%	5%	5%	5%	5%	5%		
4th	5%	5%	5%	5%	5%	5%		
5th	5%	5%	5%	5%	10%	10%		
6th	5%	5%	5%	5%	10%	10%		
	Charge should be extended till the date of production.		Extension as per circular dated 08.09.2015. During the period of closure of the company, 50 per cent of the charges should be levied by calculating the extension fee as mentioned above.		Penalties may be levied for unauthorised construction. Charge up to BCC regardless of production date.			

- e. Competent authorities should decide on the fifth and subsequent extensions for the plots on which construction has been completed and production has started.
- f. With regard to the extension, the issues applicable in paragraph "C" of the earlier Circular dated 06.03.2013 of MIDC and the following guidelines in the Circular dated 03.11.2017 will be applicable.
 - i. If at least 50% of the construction work has been completed as per the approval of the effective action plan and plans for the land development (with the objective report of the Special Planning Authority / Regional Officer on site progress along with photographs of the construction) the third extension should be granted with the approval of the competent authority.
 - ii. Construction may have been completed with three extensions, but the Building Completion Certificate may not have been obtained, in such exceptional cases, a fourth extension should be granted. 5th and 6th extensions are being allowed for the period till 31.08.2019, during this period of extension, it will be mandatory to get the Building Completion Certificate for construction on the plot and go into production.
- g. The Chief Executive Officer has been given the authority to grant the 4th, 5th and 6th extensions of this Special Extension Scheme. However, if the number of cases is wide, the Chief Executive Officer may authorise the Co-Chief Executive Officer or other officers with such cases.

This policy will be applicable from the date of issuance of the Circular as well as pending cases.