

Maharashtra Industrial Development Corporation
(A government of Maharashtra undertaking)
“Udyog Sarathi”, Marol Industrial Area, Mahakali Caves Road, Andheri (East), Mumbai-93

no.MIDC/M.V.(land)/B88135

Date : 07/06/2019

Circular

Subject: Revised policy on allotment of plots for expansion of industry ...

- References :**
- 1. MIDC/Law and Procedure Department/153/2012 dated 27.04.2012**
 - 2. MIDC/Land Department/Desk-1/8460 dated 07.01.2013**

When allotting plots for industrial expansion, the plots are allotted according to the guidelines and after checking the documents mentioned in the Circular dated 07.01.2013. At least 40% carpet indicators must be used when allocating plots for industrial expansion. Due to the increasing demand for allotment of plots for industrial expansion in the industrial areas developed by MIDC and the low availability of plots, the entrepreneurs who really need plots for industrial expansion and have used maximum of carpet indicators, cannot be allotted plots for industrial expansion. Therefore, in case of plot holders who have used maximum of carpet indicators, the plots should be allotted on the basis of quality to the entrepreneurs. This issue was discussed in the 379th meeting of the Board of Directors held on 11.02.2019 and Resolution No. 5849 was passed. In accordance with the above passed Resolution, the Circulars dated 27.04.2012 and 07.01.2013 issued by MIDC are being amended as follows.

1. When allocating plots for industrial expansion, plots with at least 40% carpet index (FSI) used on the original plots should be considered.
2. However, if more than one adjacent plot holder has applied for a plot, in that case, the landlord who has obtained a Building Completion Certificate using more than 60% carpet index (FSI) on the original plot, such land holder should be given priority for industry expansion.
3. This policy will be applicable from the date of this Circular as well as for pending cases. This Circular is being issued with the approval of the Hon'ble Chief Executive Officer and if there is more than one applicant using more than 60% carpet index, all such applicants-plot holders should be summoned and asked to mention the amount of premium in the sealed envelope and the plot holder who will mention the maximum amount of premium, allotment of land should be made to such plot holders for expansion of industry. In such a case, the prevailing rate of allotment of plots for land allotment + 10% of prevailing rates + Road Width Charges (if applicable) should be fixed as Upset rate at the time of Close Bidding. The rate mentioned in the sealed envelope should not be less than the Upset rate.

4. How much land should be allotted under industrial expansion, considering the investment and project reports of the technical consultants in this regard, how much area is required to be certified and if there are strong reasons, then the Plot Allocation Committee should decide on allotment of plots for expansion of industry.
5. When allocating plots to the applicant, his investment in land should not exceed 10% of the total investment in the project. Also, it is necessary to use at least 40% of FSI on the proposed plot. All of these things should be scrutinised while looking at the project report.
6. It will be mandatory to start production by obtaining BCC using FSI of at least 40% in 2 years on the land allotted for industrial expansion.
7. No change has been made in the rest of the provisions in the Circulars dated 27.04.2012 as well as 07.01.2013.