

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)/C05531

Date : 21/06/2019

Circular

Subject: Regarding reclamation of plots with construction done temporarily in order to obtain Construction Completion Certificate.

After allotment of plots to the industrialists in the industrial area of MIDC, the budding entrepreneurs go into production by obtaining Building Completion Certificates by carrying out 100% permanent construction (RCC) as per the approved plans, however, some entrepreneurs get the approval of MIDC by proposing temporary non-plinth sheet-shed construction plans and get the Building Completion Certificate accordingly. After that, they do not take any development action or after some time they do land transfer action. Therefore, since it is necessary to impose restrictions on such temporary constructions, the plot holders on the plots on which temporary constructions have been constructed should be encouraged to construct new constructions by approving new building plans. Otherwise, action must be taken to reclaim such plots. The matter was discussed in the 379th meeting of the Board of Directors held on 11.02.2019 and Resolution No. 5852 was passed. As per the Resolution passed here, the following policy is being issued.

1. Landlords who have obtained Building Completion Certificate by constructing a temporary shed (non-plinth sheet-shed) on the plot. But production has not started yet. Also the development period or incremental development period will still remain, it will be mandatory for such landholders to get the new building plans approved as per issue No. 3 of the proposed Resolution during its remaining development period or paid incremental development period and complete the construction as per the approved plans and go into production with new Building Completion Certificate. Transfer to the said plot should not be allowed till the new Building Completion Certificate is obtained.
2. As per issue No. 1: Landlords who have obtained Building Completion Certificate by constructing a temporary shed (non-plinth shed) on the plot, but have not yet started production and the development period or extension period has expired, such plot holders should be given an extension of 1 year for obtaining new Building Completion Certificate and commencement of production as per the approved plans by approving the construction plans as per issue no. 3 of this Circular. Building Completion Certificates of plots which will not start production after the expiry of 1 year period should be revoked and action should be

taken to take back such plots by MIDC. The transfer of the plot should not be allowed till the new Building Completion Certificate is obtained.

3. Further, the factory building (Factory Shed) should be a Prefabricated Steel Structure and it should have RCC or Load Bearing plinth at atleast 45 cm above the Average Ground Level and such construction should be allowed.
4. Plots on which there is a temporary construction at present and may have gone into production after obtaining Building Completion Certificate (BCC), evidence of production of such plot holders should be checked and such project report should be checked by the technical consultant regarding the need for construction of shed etc. (load bearing) for the current project and it should be approved by the competent authority.
5. When approving construction plans for all types of plots to be allotted, if the construction is not of a definite nature and temporary construction is required for the purpose of their project, a written explanation should be sought from the holder of the plot. For such constructions, the plans should be approved by the Special Planning Authority only on the advice of the Chief Planner and with the full approval of the Hon'ble Assistant Chief Executive Officer.

All concerned should take note of the revised policy and take action accordingly.

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