

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/C94448

Date : 28/02/2019

Circular

Subject: Regarding allotment of plots to shed / floor holders for industrial expansion.

- References :
1. Circular no. MIDC/Law and Procedure Department/153/2012 dated 27.04.2012.
 2. Circular no. MIDC/Land Department/Desk-1/8460 dated 07.01.2013.

Land / plots are being allotted for the expansion of industry on industrial plots as per the letter dated 27.04.2012 of MIDC. Shed holders are also entrepreneurs. Sheds as well as industrial floors are allotted for industrial purposes. Since then, the improved economic conditions have led to an increase in demand for manufactured goods, which has led to an increase in sheds / space owners in the industry, who are demanding industrial area plots for expansion of their industries due to shortage of space. Such shed holders / slat holders should also be given plots for industrial expansion, this matter was discussed in the meeting of the Board of Directors dated 02.04.2018 and Resolution No. 5744 was passed. Pursuant to the above Resolution, allotment of land for expansion of industry should be made to the shed/floor holders on the following terms and conditions.

1. Only existing shed / slate holders in existing condition will be eligible for industry expansion. However, in order to decide how much plot of land should be allotted to the shed/ slate holder, the project report submitted by the applicant along with the certified copy of the Orders in hand received for the goods produced on the original shed, financial turnover and IT return for the last three years, the financial capacity of the plot holder etc. should be checked and the Plot Allocation Committee should take a final decision on the allotment of plots after taking the opinion of the Technical Advisor regarding the plot / area demand.
2. Allotment of plots for industrial expansion should be done by charging a lump sum rate of prevailing rate of allotment + 10% of prevailing rate + Road Width Charges (if applicable). (In industrial areas where plots are allotted through auction, the tender rate should not be taken into consideration while allocating plots for industrial expansion.)
3. Only current component production or same line of products will be allowed on the land allotted for industrial expansion. Also, a change in component production will not be permissible for 5 years.

4. Building Completion Certificate (BCC) on the plot allotted for industrial expansion will be binding on the plot holder within 2 years from the date of acquisition of the plot.
5. Transfer of land allotted for industrial expansion and original plot / floor / shed, should not be allowed for the next five years.
6. Sub-letting should not be allowed for the next 5 years on the original plot / shed / shed or on the plot allotted for industrial expansion.
7. The applicant is required to submit the following documents while applying for the extension of the shed / shed industry.
 - a. Detailed Project Report of Industry Expansion (DPR)
 - b. Audited annual report for last 3 years
 - c. GST / VAT certificate
 - d. Copy of Income Tax Return
 - e. Documents showing factory production (e.g. last six months electricity bills, production and sales abstract, excise register abstract, etc.)
 - f. Certified Integrated Block Plan showing the use of space on the original shed / space and the demand for space for Industrial Expansion.
 - g. Certified copy (Orders in Hand) of the additional demand letter received for the goods produced on the original shed / space.
 - h. Copy of EM Part-2/IEM Part-B obtained for the industry on the original shed/ space
 - i. Industrial licence certificate (if required)
 - j. Certificate of Maharashtra Pollution Control Board (consent to operate)
 - k. Report of the concerned Special Planning Authority (SPA) regarding the area of shed / space and no unauthorised construction on shed / space

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.