

**Maharashtra Industrial Development MIDC**

(A government of Maharashtra undertaking)

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

no.MIDC/Land Department/M.V.(land)/D26605

Date : 01/12/2020

**CIRCULAR**

**Subject: Plans for revival of IT/ITES, Nano Technology, Bio-Tech, Robotics, industries-4.0, IIT Township, Data Center as well as other important projects, against the backdrop of Coronavirus(Covid-19) global pandemic epidemic....**

MIDC has allotted plots for various industries in various industrial areas of MIDC. On some of the allotted plots in MMR, PMR, Aurangabad, Nashik and Nagpur industrial areas, the industries have been shut down due to court cases, liquidation of industries, recession, etc. As a result, most of these lands from closed industries as well as lands not developed by entrepreneurs are lying unused and in a way resulting in the loss of MIDC and the government of Maharashtra and also job creation has stopped.

Considering the prevalence of Covid-19, to extend the period of use of carpet index to attract large organisers and exemption of transfer fee as per the carpet indicator (FSI) used in case of unofficial transfer of land to the transferring company in which the transferred company has an investment of Rs.5000 crore and above. Despite the demand for space for new industries, space cannot be made available through MIDC.

Against this backdrop, industries have been shut down, businesses have come to an end, as well as industries have not started for some reason. Entrepreneurs who want to invest Rs 500 crore in such an area of 20000 sq. m should be transferred to IT/ITES, Nano Technology, Bio-Tech, Robotics, industries-4.0, IIT Township, Data Center as well as other important projects so that financial investment as well as job creation can take place in Maharashtra.

In order to facilitate this process, if MIDC requests land only for such a purpose, it would be appropriate to approve the transfer of such closed industrial land by collecting the transfer fee as per the prevailing Land Allotment Policy. Similarly, those land holders who have not yet received the Building Completion Certificate. Also, the plot is currently partially constructed or the plot is vacant. Or after the construction is completed, the production is stopped. In case of transfer of such land for IT/ITES, Nano Technology, Bio-Tech, Robotics, industries-4.0, IIT Township, Data Center and other important projects etc., concession should be given on the extension amount applicable to such land also, as per the Circular dated 27.11.2019 of MIDC, on the lines of Information Technology and Information Technology Assistance Policy 2015, to give free permission to micro and small entrepreneurs to build spaces while also considering the prevalence

of Covid-19, the issue of using carpet index to attract large entrepreneurs, giving discounts in transfer rates etc. was discussed in detail in the 387th meeting of the Board of Directors held on 16.10.2020 and Resolution No. 6126 was passed.

As per the resolution passed and considering Covid-19, industries in Maharashtra have been shut down due to lawsuits, liquidation of industries, recession, etc. or entrepreneurs who, for some reason could not start their businesses. Entrepreneurs who want to invest Rs 500 crore or more in plots of land of 20000 sq. m and above, for them the following Revival Scheme is being issued to transfer them to IT/ITES, Nano Technology, Bio-Tech, Robotics, industries-4.0, IIT Township, Data Center as well as other important projects for this purpose.

1. The plot will be transferred to IT/ITES, Nano Technology, Bio-Tech, Robotics, industries-4.0, IIT Township, Data Center as well as other important projects for this purpose. When transferring such plots, if extension charges are applicable to the said plots, they should be charged a total of 30% of the total extension charges payable for the extension.
2. After the transfer of such land, a development period of 2 years will be permissible as per the prevailing policy of MIDC. During this development period, the transferred plot holder will be required to complete 20% construction and go into production.
3. The remaining 20% of the carpet indicator will need to be used in the next 2 years. As per the Circular dated 21.06.2019, it will be mandatory for the entrepreneur to use the indicator for at least 40%.
4. The area of the plot is more than 20000 sq. m. It will also be up to the Hon'ble Chief Executive Officer (CEO) to grant the extension period after the transfer considering the conditions of the industry as well as the mega-project which requires the approval of the Environment Department.
5. The above scheme is a long-term closure in MMR, PMR, Aurangabad, Nashik and Nagpur division for which the plot holders have not yet obtained the Building Completion Certificate. Also, the plot is currently partially constructed or the plot is vacant or the construction is completed and production is stopped, the scheme will be operational till December 31, 2021 for such industries.
6. As per the Circular dated 27.11.2019 of MIDC, after allowing micro and small entrepreneurs to build spaces on the lines of Information Technology and Information Technology Support Policy 2015, of which 20% should be allowed free of cost for commercial-purpose conversion of these spaces under Auxiliary Services.
7. Entrepreneurs investing Rs.500 crore should use 20% carpet indicators in the first 2 years after transfer of plots and the remaining 20% carpet index should be used in the remaining period or 3 years whichever is higher according to the department. This scheme will be operational till June 30, 2020.

8. Plots in which the investment of the transferred company will be Rs.5000 crore and above, so accordingly, the carpet indicator (FSI) used in the case of informal transfer of land to the company making such transfer, the transfer fee should be 3% instead of 10% and 15% instead of 30%. A certificate of Chartered Accountant should be obtained regarding the investment made by the said company in its project. If the transferred company does not make the mentioned investment (Rs. 5000 crore and above) in its project within the specified period, the discount given in the transfer to the transferred company should be recovered along with the interest. This scheme will be operational till March 31, 2021 and under no circumstances will the scheme be extended.

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