

Maharashtra Industrial Development Corporation

(A Government of Maharashtra undertaking)

"Udyog Sarathi", Marol industrial estate, Mahakali Caves Road, Andheri (East), Mumbai – 400 093.

No. MIDC/Land dept/M.V.(Land)/A89032

Date: 16/03/2021

CIRCULAR

Subject: Regarding converting commercial plots for their allotment for industrial purposes.

While drawing the MIDC industrial zone, the industrial, commercial and residential plots, 10% vacant space also the 5% amenities area, basic facilities etc are managed. Majority industrial zone of MIDC is developed hence an industrial plot cannot be made available for allotment in the said industrial zone. In such times, if the commercial plots are available in the industrial zone then the industrialists make requests with MIDC for allotting the said plots for industrial purposes. Since MIDC has no clear policy on this and there is a need for such a policy decision in this matter, there was a proposal for the same submitted in 388th meeting of the board of directors MIDC held on 04/02/2021. There was a detailed discussion on this subject in the board of directors meeting and Resolution No. 6188 was passed. As per the said approved resolution, the commercial plots within the MIDC industrial zone should be converted for the industrial purpose as per the following terms and conditions.

- 1) The plot which did not receive a single tender in last two e-tender process should be considered for the conversion of commercial plots for industrial purposes.
- 2) The commercial plots in Commercial zone should not be allowed to be used for industrial purposes. If there is an urgent need, then there should care taken as to make sure that the proposed industrial arrangement does not cause any issues to the commercial plots in that area and the matter should be presented before MMC after taking CEO MIDC for the conversion of that commercial plot.
- 3) If there are industrial plots available in the industrial zone of MIDC then the commercial plots should not be allowed to be converted for industrial use.
- 4) If there is other area for other usage such as vacant spaces and amenities areas in the available industrial zone of MIDC which is ready for allotment then the proposal should be submitted for its conversion after its review.
- 5) Before proposing the conversion of commercial plots into industrial usage, the Commercial Potential should be considered for the said plots before taking an appropriate decision.
- 6) The commercial plots should be converted into industrial plots in MMC as per the prevalent policy of MIDC.
- 7) MMC reserves the rights to give permission for change of use of entire commercial plot area or dividing the said plot for industrial usage.

- 8) The allotment of such plots which were converted into industrial plots should be done as per the industrial rates. If there is a proposal of conversion of commercial plot at industrial rate even though there is an industrial plot available in the industrial zone then in such matter it should be allotted as per the commercial rates. In such matter, the commercial rates should be applied in Sr.No.10.
- 9) The allotment of the said plot should be done as per the MIDC circular dated 26/09/2016.
- 10) While allotting the plots under Preferential category, the allotment should be done at the rates which includes the Industrial rate + 10% additional cess + Road width charges (if applicable).
- 11) The conversion of commercial plots given from the amenities area is not allowed.
- 12) The guiding principles of handover and extension applicable in plot allotment (preferential/direct online/tender process) will remain in force.

This policy will be applicable from the date of this circular. All concerned parties should take appropriate action keeping the revised policy in mind.

This circular is issued with approval from Hon'ble CEO MIDC.

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