

# Maharashtra Industrial Development MIDC

(A Government of Maharashtra undertaking)

"Udyog Sarathi", Marol Industrial Area, Mahakali Cave Road, Andheri (East), Mumbai-400093

No. MIDC/Land Department/M.V.(land)/C39457

Date: 24/05/2021

## Circular

**Subject:** Plans for revival of IT/ ITES, Nano Technology, Bio-Tech, Robotics, Industries-4.0, IIT Township, Data Center and other important projects with the context of global contagion of Corona virus (Covid-19).

**References:** 1) Circular No. MIDC/Land Department/M.V.(land)/D26605 Dated 10/12/2020  
2) Circular No. MIDC/Land Department/M.V.(land)/A89019 Dated 16/03/2021

MIDC has allotted plots for various industries in various industrial zones. The businesses who were allotted plots in MMR, PMR, Aurangabad, Nashik, and Nagpur industrial zones have been shut down due to court cases, closure of industries, recession, etc. As a result, most of these plots are lying unused causing loss to MIDC and government of Maharashtra which is resulting in standstill of employment generation.

Considering the prevalence of Covid-19, to attract top entrepreneurs, to extend the period of use of carpet index, and also to waive the FSI transfer fee as per the carpet index 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 more. Despite the demand for space for new industries, plots cannot be made available through MIDC.

Against the above circumstances, transfer of 20,000 square meters of the industries such as closed industries, defunct industries as well as industries that are not operating for some reason should be transferred to an entrepreneur who wants to invest Rs 500 crore for IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries-4.0, IIT Township, Data Center, and other important projects so that economic investment as well as employment generation can take place in Maharashtra.

To facilitate this process, if MIDC is requested for land only for such purpose, it would be appropriate to approve the transfer of such defunct industrial plots by collecting the transfer fee as per the prevailing land allotment policy. Similarly, those plot holders who have not yet received the building completion certificate, or the plot is currently under construction, or the plot is vacant, or the production is completed, and the sale is stopped then such plots can be transferred for industries like IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries-4.0, IIT Township, Data Center, as well as other important projects, etc then there should be concession given on the extension amount applicable to the said plots. Also, as per the MIDC circular dated 27/11/2019, on the lines of Information Technology and Information Technology Assistance Policy 2015, to allow micro and small entrepreneurs to construct flatted gala free of cost, a Resolution No. 6126 was also discussed in detail and passed in the 387<sup>th</sup> meeting of the Board of Directors held on 16/10/2020 regarding the use of carpet instructions, discounts on transfer rates, etc., to attract top entrepreneurs considering the prevalence of covid-19.

The policy has been issued as per Circular No. D-26605 dated 10/12/2020 as per Resolution No. 6126 passed in the 387<sup>th</sup> meeting of Board of Directors dated 16/10/2020. However, while seconding the minutes of the said Resolution No. 387, it has been amended as per Resolution No. 6138, and accordingly, a revision was issued as per Circular No. MIDC/M.V. (land)/A89019, dated 16/03/2021. Also, as per the resolution No. 6219 passed in the 389<sup>th</sup> meeting held on 29/04/2021, the duration of this scheme has been extended.

As per the above-passed resolution, with the context of covid-19, the reference circulars issued in the past for transfer of 20,000 square meters of the industries such as closed industries, defunct industries as well as industries that are not operating for some reason should be transferred to an entrepreneur who wants to invest Rs 500 crore for IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries-4.0, IIT Township, Data Center, and other important projects, have been revoked and revised Revival Scheme is being issued as following.

- 1) The plots that will be transferred for IT/ITES, Nano Technology, Bio-Tech, Robotics, Industries-4.0, IIT Township, Data Center, and other important projects if extension fee is applicable to the said plot then it should be charged at 30% of the total extension fee payable.
- 2) After the transfer of such plots, a development period of two 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% of construction and required to start production.
- 3) The remaining 20% of the FSI need to be used in the next two years. As per the circular dated 21/06/2019, it will be mandatory for the entrepreneur to use at least a 40% FSI.
- 4) The Hon'ble Chief Executive Officer will have the power to grant an extended development period for plots which are more than 20000 square meters and the industries where entrepreneurs need to take permission from the environment division, after considering the rules in mega project.
- 5) The above scheme will remain active until 31/12/2021 for the plots which has long term defunct industries where the plot holders have not yet obtained building completion certificate in MMR, PMR, Aurangabad, Nashik and Nagpur zones as well as the plots with partial construction, or for vacant plot, or the plot where the constructed is complete but the production has stopped.
- 6) As per the MIDC circular dated 27/11/2019, after the permission is given to micro and small industries to construct Flatted Gala on the lines of Information Technology and Information Technology Assistance Policy 2015, 20% of it should be allowed free of cost for commercial conversion of flats under subsidized services.
- 7) Entrepreneurs investing Rs.500 crore should use a 20% FSI in the first 2 years after the transfer of plots, and the remaining 20% FSI should be used in the remaining period, or three years whichever is higher. The said scheme will be active till June 30, 2019.
- 8) Plots on which the investment of the transferred company will be 2500 crores and more, then the transfer fee should be 3% instead of 10% and 15% instead of 30% according to FSI used in the case of informal transfer of land to the company making such transfer. The company should get a certificate from a chartered accountant regarding its investment in the project. If the transferred company does not make the said investment (Rs. 2500 crore and more) in its project within the specified period, then the discount given in the transfer to the transferred company should be recovered along with interest. The scheme will be active till June 30, 2021, and under no circumstances will the scheme be extended.
- 9) Also, the Chief Executive Officer will have the power to grant the extension period after the transfer of plots, which have an investment of more than Rs.500 crore for data centers, etc., but the area of the plot is less than 20000 sq. m. Also, the Chief Executive Officer will have the authority to grant/approve the benefit of the schemes issued under this circular.

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

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